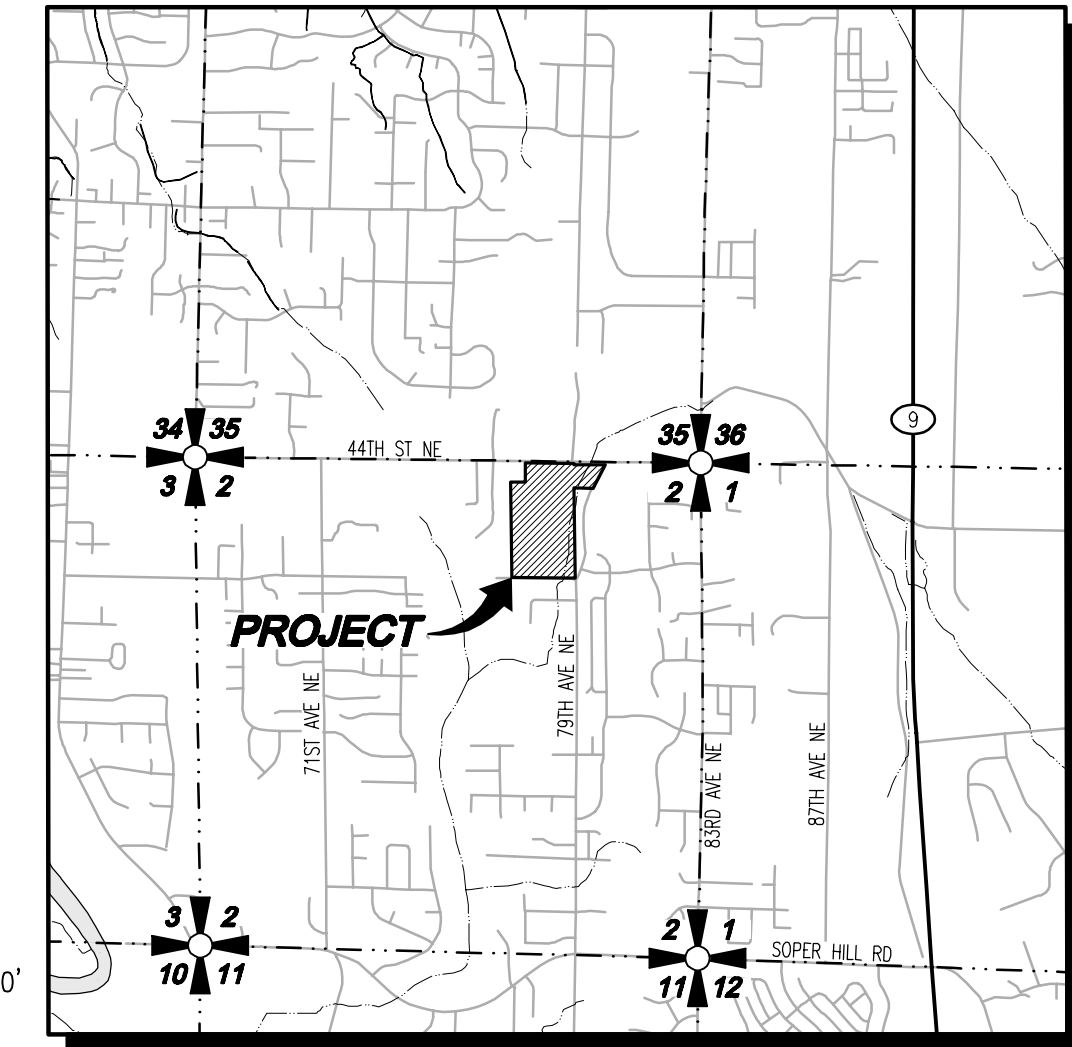
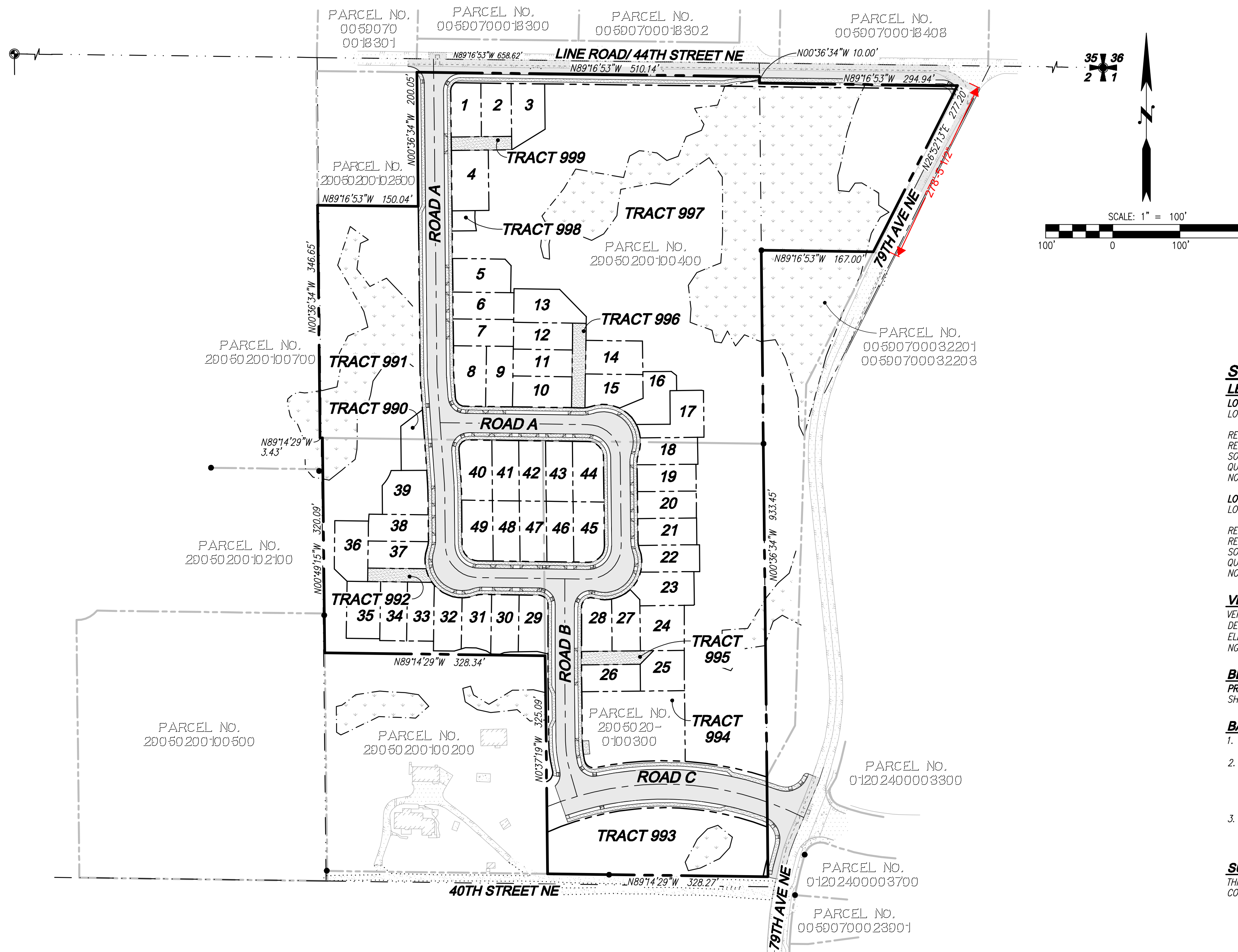


# CREEKSIDE PRELIMINARY PLANS

## LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	AC	ASPHALT CONCRETE
	CONTROL TRAVERSE POINT	BWF	BARBED WIRE FENCE
	MONUMENT FOUND	CB	CATCH BASIN
	FOUND SURVEY PROPERTY MARKER	CL	CENTERLINE
	CATCH BASIN	CMP	CORRUGATED METAL PIPE
	STORM MANHOLE	CPP	CORRUGATED POLYETHYLENE PIPE
	CULVERT	CP	CONCRETE PIPE
	SANITARY SEWER MANHOLE	EL	ELEVATION
	FIRE HYDRANT	EX	EXISTING
	TREE CONIFEROUS	FL	FLOWLINE
	TREE DECIDUOUS	FN	FENCE
	UTILITY POLE	HWF	HOG WIRE FENCE
	WATER METER	IE	INVERT ELEVATION
	WATER VALVE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
	MAILBOX	O/H	OVERHEAD
	SIGN POST	P	PROPERTY LINE
	POWER VAULT	P/P	POWER POLE
	FIBER OPTIC CABLE MARKER	PVC	POLYVINYL CHLORIDE PIPE
	WELL	R/W	RIGHT-OF-WAY
	WELL (APPROXIMATE LOCATION)	STA	STATION
	SD	SD	STORM DRAIN
	SDMH	SDMH	STORM DRAIN MANHOLE
	SS	SS	SANITARY SEWER
	SSCO	SSCO	SANITARY SEWER CLEANOUT
	SSMH	SSMH	SANITARY SEWER MANHOLE
	TYP	TYP	TYPICAL
	TBR	TBR	TO BE REMOVED
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SD CAP		WATER CAP
	TYPE 1 CATCH BASIN, GRATED LID		CONCRETE BLOCKING
	TYPE 1 CATCH BASIN, SOLID LID		BUTTERFLY VALVE
	TYPE 2 CATCH BASIN, GRATED LID		11' BEND
	TYPE 2 CATCH BASIN, SOLID LID		45' BEND
	BEEHIVE MANHOLE COVER		90' BEND
	SQUARE YARD DRAIN		22' BEND
	ROUND YARD DRAIN		VALVE
	STORM CLEAN OUT		HYDRANT ASSEMBLY
	STORM PIPE		BLOW-OFF VALVE
	SEWER CAP		REDUCER
	SEWER CLEANOUT		AIR-VAC ASSEMBLY
	SEWER MANHOLE		WATER METER
	SEWER PIPE		WATER PIPE



## SURVEY INFORMATION

**LEGAL DESCRIPTION**  
 LOT 1 AFTER CONVEYANCE  
 LOT 1, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-003,  
 RECORDED UNDER AUDITOR'S FILE NUMBER 202011065003,  
 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE  
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST  
 QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30  
 NORTH, RANGE 5 EAST, W.M.

LOT 2 AFTER CONVEYANCE  
 LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT BLA 20-003,  
 RECORDED UNDER AUDITOR'S FILE NUMBER 202011065003,  
 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE  
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST  
 QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 30  
 NORTH, RANGE 5 EAST, W.M.

**VERTICAL DATUM**  
 VERTICAL DATUM: MONUMENT, W.G.S. SURVEY DATA WAREHOUSE  
 DESIGNATION 2706-13-6, DATA BASE ID: 23044  
 ELEV.=64.11 NAVD88  
 NAVD88 CONVERSION IS NAVD88 - 3.73 FEET = NGVD29.

**BENCHMARK**  
 PROJECT BENCHMARK - TOP N.W. BOLT OF RAILWAY SIGNAL LIGHT AS  
 SHOWN HEREON. ELEVATION = 66.70'

**BASIS OF BEARING**  
 1. WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE  
 2. HELD MONUMENT FOR COORDINATE BASE; W.G.S. SURVEY DATA  
 WAREHOUSE DESIGNATION 2706-13-7, DATA BASE ID: 21080  
 MONUMENT FOR ROTATION; W.G.S. SURVEY DATA WAREHOUSE  
 DESIGNATION 2706-13-6, DATA BASE ID: 23044  
 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.GRID X  
 1.000057655 TO GROUND.  
 GROUND X 0.999942349 TO GRID.

**SURVEY NOTES**  
 THIS SURVEY WAS PERFORMED IN 2006. THIS MAP REFLECTS THE  
 CONVERSION TO STATE PLANE COORDINATES.

## PROJECT INFORMATION

**SITE ADDRESS:** 7715 & 7811 40TH ST NE, 7808 44TH ST NE  
 MARYSVILLE, WA 98270

**TAX PARCELS:** 29050200100200, 29050200100300  
 29050200100400

**TOTAL SITE AREA:** 705,331 SF (16.19 AC)  
**EXISTING ZONING:** R-6.5  
**PROPOSED ZONING:** R-6.5  
**PROPOSED LAND USE:** DETACHED SINGLE FAMILY  
**PROPOSED LOTS:** 51  
**MINIMUM LOT AREA:** 3,500 SF  
**MAX IMPERVIOUS COVERAGE:** 70% PER LOT  
**WATER:** CITY OF MARYSVILLE  
**SEWER:** CITY OF MARYSVILLE  
**POWER:** SNOHOMISH COUNTY PUD  
**GAS:** PUGET SOUND ENERGY  
**TELEPHONE:** FRONTIER  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT RFA  
**BUILDING SETBACKS:**  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
 GARAGE: 20 FEET  
**CRITICAL AREA:** 15 FEET  
**PARKING REQUIREMENTS:**  
**PARKING REQUIRED:** 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS  
**PARKING PROVIDED:** 196 STALLS  
 (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

## EARTHWORK QUANTITIES

**CUT:** 10,000 CY  
**FILL:** 10,000 CY  
**NET:** 0 CY  
**DISTURBED AREA:** 366,408 SF (8.41 AC)  
 \*EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY

## NET AREA: R-6.5 ZONING (PER MMC 22A.020.150)

	AC (unless otherwise noted)	SF (unless otherwise noted)
GROSS PARCEL AREA	16.19	705,331
DEDUCTION FOR ROADS, PANHANDLES, AND ACCESS EASEMENTS	2.97	129,543
NON-TRANSFERRED CRITICAL AREAS	5.72	248,993
TOTAL REMOVAL FOR NPA	8.69	378,536
NET PROJECT AREA (NPA)	7.5	326,700
MAXIMUM BASE DENSITY (NPA X 6.5 DU/AC)	49 LOTS	

## PROJECT ZONING DENSITY CALCULATIONS

	DU (UNLESS OTHERWISE NOTED)	SF (UNLESS OTHERWISE NOTED)
GROSS PROJECT SITE AREA (AC)	16.19	705,331
NET PROJECT AREA (NPA) (AC)	7.5	326,700
BASE NET DENSITY	49 LOTS	
MAX DENSITY (WITH PRD BONUS DENSITY) = 120% X BASE DENSITY	59 LOTS	
DWELLING UNITS PROPOSED	49 LOTS	

## TABLE OF CONTENTS

- 1 COVER SHEET
- 2-3 EXISTING CONDITIONS MAP
- 4-5 PRELIMINARY HORIZONTAL CONTROL PLAN
- 6-7 PRELIMINARY ROAD, STORM DRAINAGE, AND GRADING PLAN
- 8-11 PRELIMINARY ROAD PROFILES
- 12 PRELIMINARY ROAD SECTIONS
- 13 PRELIMINARY SIGHT DISTANCE PLAN
- 14-16 PRELIMINARY WATER AND SEWER PLAN
- L1-L6 LANDSCAPE PLANS

## TRACT TABLE

TRACT #	USE	AREA (SF)
999	ACCESS/UTILITY	1,800
998	OPEN SPACE	1,036
997	NGPA/STORMWATER	266,575
996	ACCESS/UTILITY	2,520
995	ACCESS/UTILITY	1,947
994	STORMWATER/OPEN SPACE	16,308
993	NGPA/STORMWATER	29,421
992	ACCESS/UTILITY	1,808
991	NGPA	72,971
990	OPEN SPACE	2,788

## CONTACT LIST

**APPLICANT/OWNER:**  
 HORIZON VIEW HOLDINGS, INC.  
 6443 NE 181ST ST  
 KENMORE, WA 98028  
 CONTACT: DANIEL WICK  
 PHONE: (206) 551-0499  
 EMAIL: dan@hvinc.com

**CIVIL ENGINEER:**  
 LDC, INC.  
 20210 142ND AVE NE  
 WOODINVILLE, WASHINGTON 98072  
 CONTACT: TOM ABBOTT, PE  
 PHONE: (425) 806-1869  
 FAX: (425) 482-2893  
 EMAIL: tabbott@ldccorp.com

**SURVEYOR:**  
 LDC, INC.  
 20210 142ND AVE NE  
 WOODINVILLE, WASHINGTON 98072  
 CONTACT: VINCE TOWNSEND, PLS  
 PHONE: (425) 806-1869  
 FAX: (425) 482-2893  
 EMAIL: vtownsend@ldccorp.com

**GEOTECH ENGINEER:**  
 NELSON GEOTECHNICAL ASSOCIATES, INC.  
 17311 135TH AVE NE SUITE A-500  
 WOODINVILLE, WA 98072  
 CONTACT: ALEX B. RIVALDI, LG  
 PHONE: (425) 486-1669  
 FAX: (425) 482-2893  
 EMAIL: alexr@nelsongeotech.com

**WETLAND BIOLOGIST:**  
 SOUNDVIEW CONSULTANTS, LLC  
 2907 HARBORVIEW DRIVE  
 GIG HARBOR, WA 98355  
 CONTACT: JON PICKETT  
 PHONE: (253) 514-8952  
 EMAIL: jon@soundviewconsultants.com

## UTILITY NOTE

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## DISCLAIMER

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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 COVER SHEET

**REVISIONS**

NO.	DATE	DESCRIPTION
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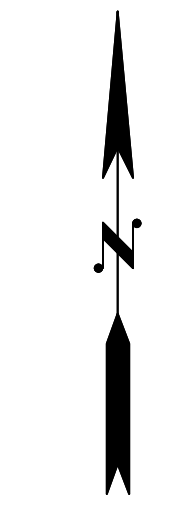
**JOSEPH M. HOPPER**  
 LICENSED PROFESSIONAL ENGINEER  
 No. 11883

**JOB NUMBER:** C22-173  
**DRAWING NAME:** C22173P-CS-PL  
**DESIGNER:** TPA  
**DRAFTING BY:** DAD  
**DATE:** 3-8-23  
**SCALE:** 1"=100'  
**JURISDICTION:** MARYSVILLE

**CS-01**  
 SHEET 1 OF 16



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



SCALE: 1" = 40'

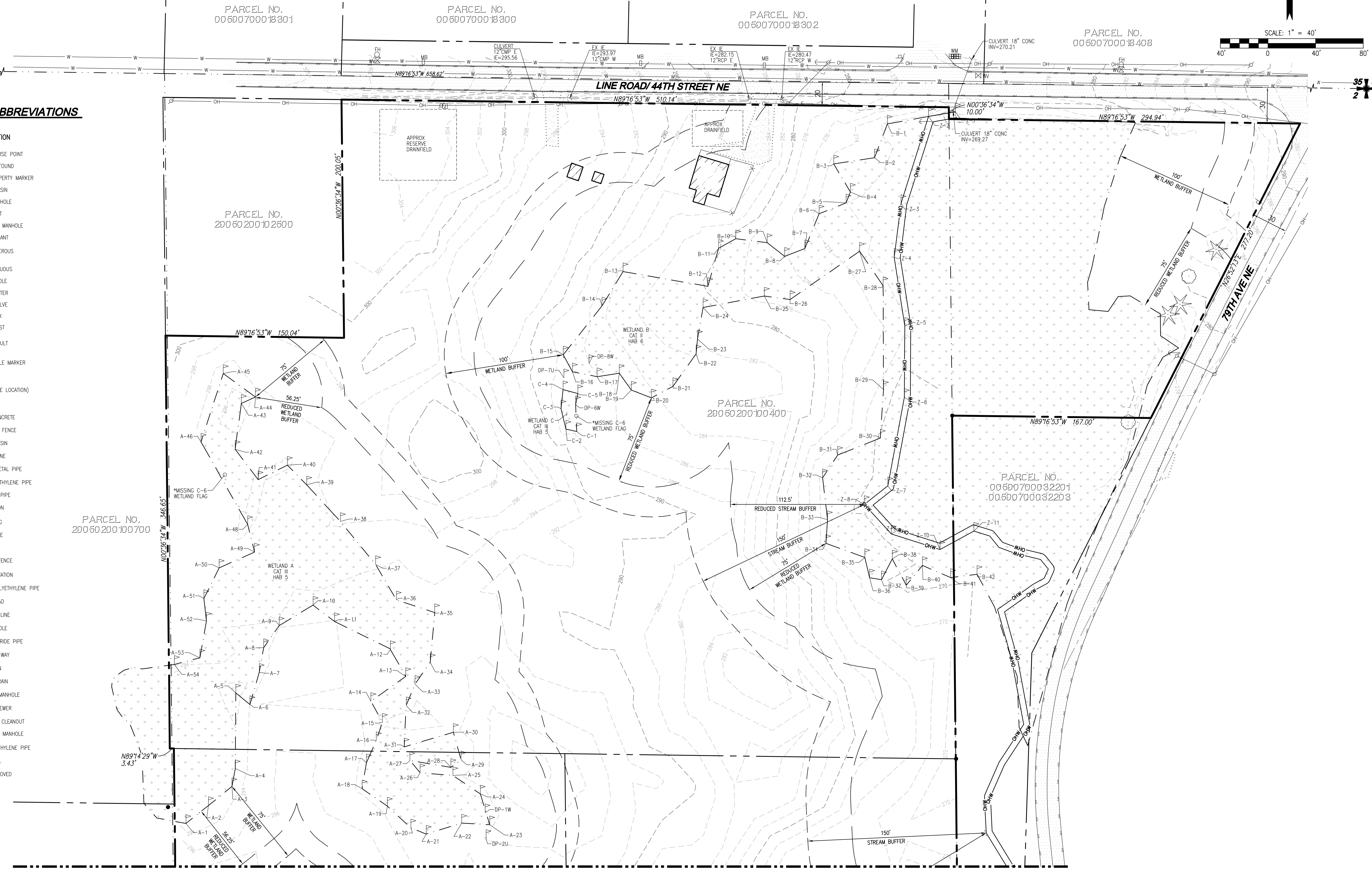
**LEGEND AND ABBREVIATIONS**

**EXISTING SYMBOLS**

- | SYMBOL | DESCRIPTION                  |
|--------|------------------------------|
| △      | CONTROL TRAVERSE POINT       |
| ●      | MONUMENT FOUND               |
| ○      | FOUND SURVEY PROPERTY MARKER |
| □      | CATCH BASIN                  |
| ⊙      | STORM MANHOLE                |
| ⊕      | CULVERT                      |
| ⊗      | SANITARY SEWER MANHOLE       |
| ⊙      | FIRE HYDRANT                 |
| ⊙      | TREE CONIFEROUS              |
| ⊙      | TREE DECIDUOUS               |
| ⊙      | UTILITY POLE                 |
| ⊙      | WATER METER                  |
| ⊙      | WATER VALVE                  |
| ⊙      | MAILBOX                      |
| ⊙      | SIGN POST                    |
| ⊙      | POWER VAULT                  |
| ⊙      | FIBER OPTIC CABLE MARKER     |
| ⊙      | WELL                         |
| ⊙      | WELL (APPROXIMATE LOCATION)  |

**ABBREVIATIONS**

- |      |                                    |
|------|------------------------------------|
| AC   | ASPHALT CONCRETE                   |
| BWF  | BARBED WIRE FENCE                  |
| CB   | CATCH BASIN                        |
| CL   | CENTERLINE                         |
| CMP  | CORRUGATED METAL PIPE              |
| CPP  | CORRUGATED POLYETHYLENE PIPE       |
| CP   | CONCRETE PIPE                      |
| EL   | ELEVATION                          |
| EX   | EXISTING                           |
| FL   | FLOWLINE                           |
| FN   | FENCE                              |
| HWF  | HOG WIRE FENCE                     |
| IE   | INVERT ELEVATION                   |
| LCPE | LINED CORRUGATED POLYETHYLENE PIPE |
| O/H  | OVERHEAD                           |
| P    | PROPERTY LINE                      |
| P/P  | POWER POLE                         |
| PVC  | POLYVINYL CHLORIDE PIPE            |
| R/W  | RIGHT-OF-WAY                       |
| STA  | STATION                            |
| SD   | STORM DRAIN                        |
| SDMH | STORM DRAIN MANHOLE                |
| SS   | SANITARY SEWER                     |
| SSCO | SANITARY SEWER CLEANOUT            |
| SSMH | SANITARY SEWER MANHOLE             |
| SWPE | SOLID WALL POLYETHYLENE PIPE       |
| TYP  | TYPICAL                            |
| TBR  | TO BE REMOVED                      |



REFERENCE LINE SEE SHEET TO-01

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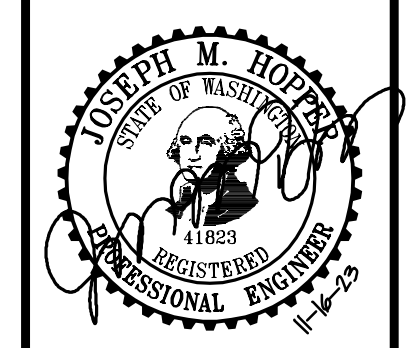
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PFN: PA23-005

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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
EXISTING CONDITIONS MAP

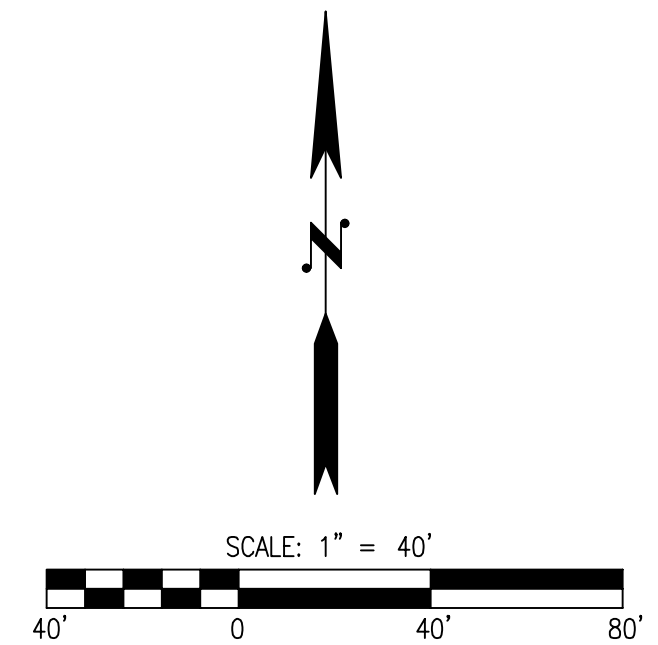
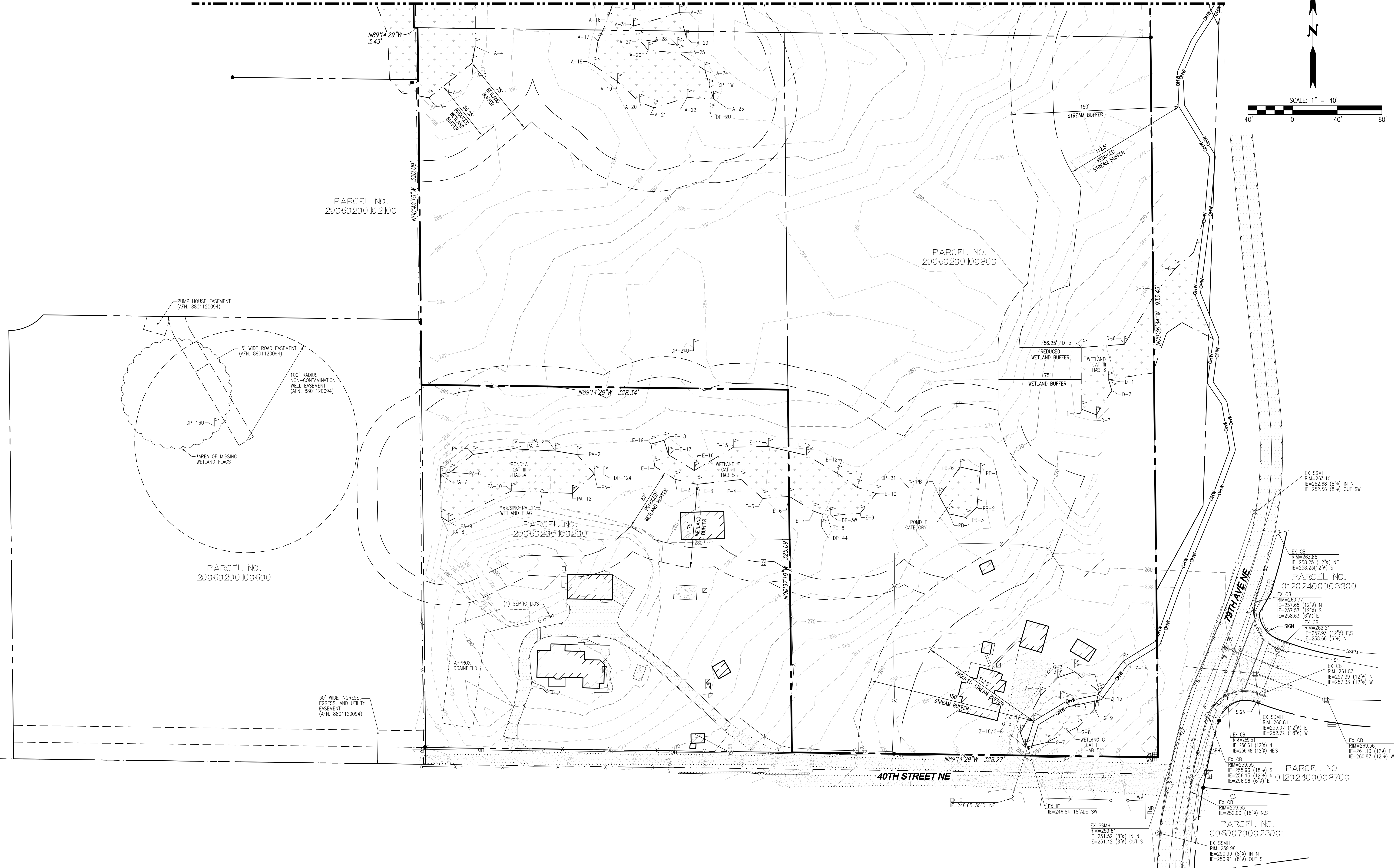


JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-TO-PL
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-TO-PL.dwg Printed: Nov 16, 2023 - 3:10pm

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

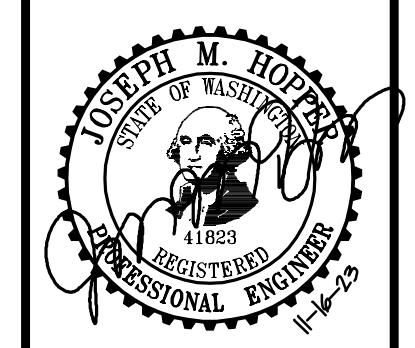
REFERENCE LINE SEE SHEET TO-01



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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 EXISTING CONDITIONS MAP



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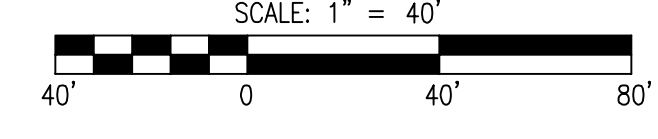
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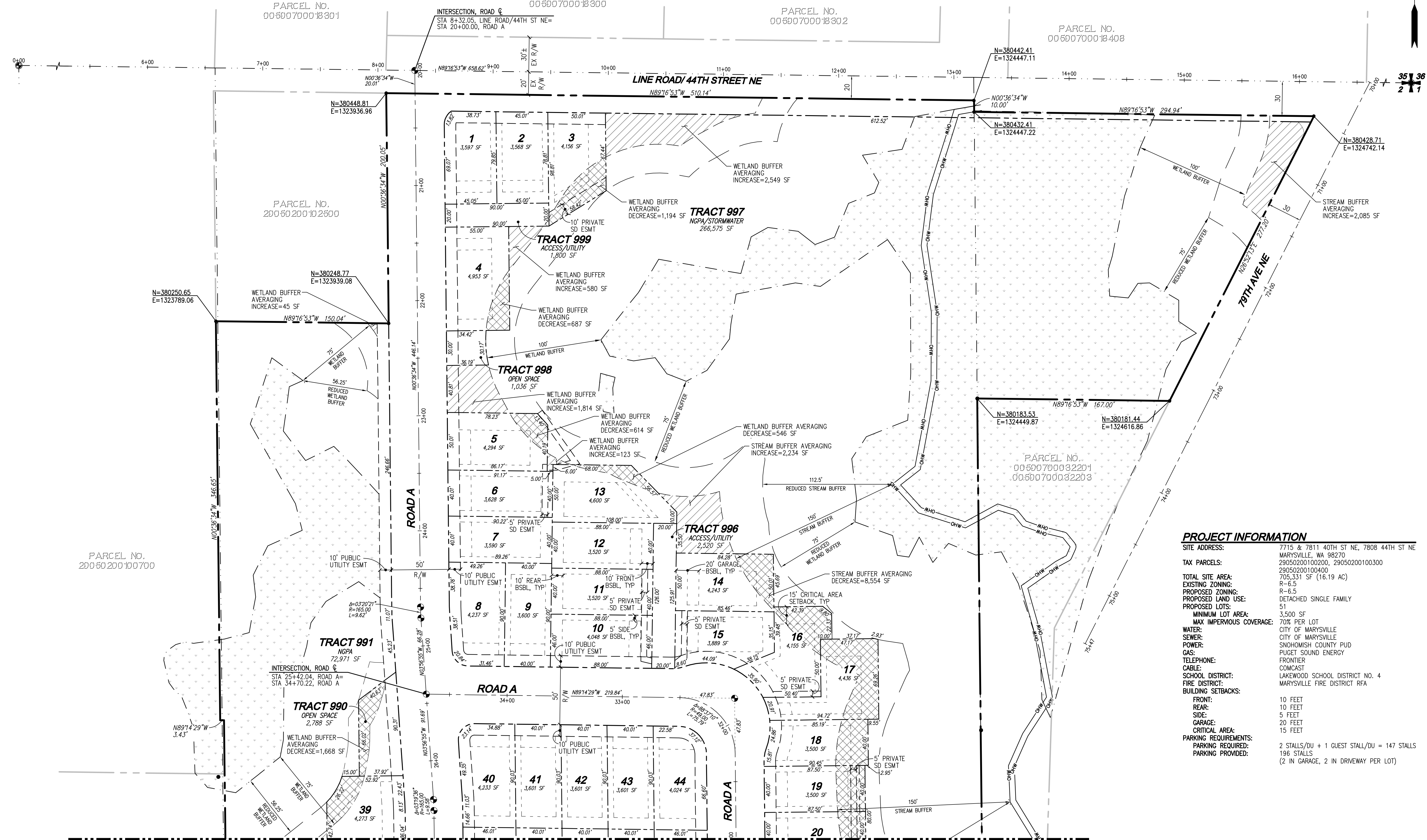
PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

LEGEND

- PROPOSED MONUMENT
- BUFFER AVERAGING INCREASE
- BUFFER AVERAGING DECREASE



35 36  
2 1 7



PROJECT INFORMATION

**SITE ADDRESS:** 7715 & 7811 40TH ST NE, 7808 44TH ST NE, MARYSVILLE, WA 98270  
**TAX PARCELS:** 29050200100200, 29050200100300, 29050200100400  
**TOTAL SITE AREA:** 705,331 SF (16.19 AC)  
**EXISTING ZONING:** R-6.5  
**PROPOSED ZONING:** R-6.5  
**PROPOSED LAND USE:** DETACHED SINGLE FAMILY  
**PROPOSED LOTS:** 51  
**MINIMUM LOT AREA:** 3,500 SF  
**MAX IMPERVIOUS COVERAGE:** 70% PER LOT  
**WATER:** CITY OF MARYSVILLE  
**POWER:** SNOHOMISH COUNTY PUD  
**GAS:** PUGET SOUND ENERGY  
**TELEPHONE:** FRONTIER  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**FIRE DISTRICT:** MARYSVILLE FIRE DISTRICT RFA  
**BUILDING SETBACKS:**  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
 GARAGE: 20 FEET  
 15 FEET  
**CRITICAL AREA:**  
**PARKING REQUIREMENTS:**  
 PARKING REQUIRED: 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS  
 198 STALLS  
 PARKING PROVIDED: (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

BUFFER AVERAGING TABLES

WEST WETLAND BUFFER AVERAGING		EAST WETLAND BUFFER AVERAGING		STREAM BUFFER AVERAGING	
INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE
306 SF	1,668 SF	2,549 SF	1,194 SF	2,085 SF	8,554 SF
5,271 SF	311 SF	580 SF	687 SF	2,234 SF	670 SF
45 SF	2,950 SF	1,814 SF	614 SF	4,992 SF	
TOTAL=5,622 SF	TOTAL=4,929 SF	123 SF	546 SF	TOTAL=9,311 SF	TOTAL=9,224 SF
		403 SF	2,270 SF		
		TOTAL=5,469 SF	TOTAL=5,311 SF		

REFERENCE LINE SEE SHEET HC-02

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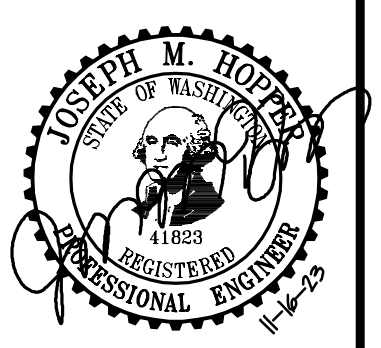
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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY HORIZONTAL CONTROL PLAN



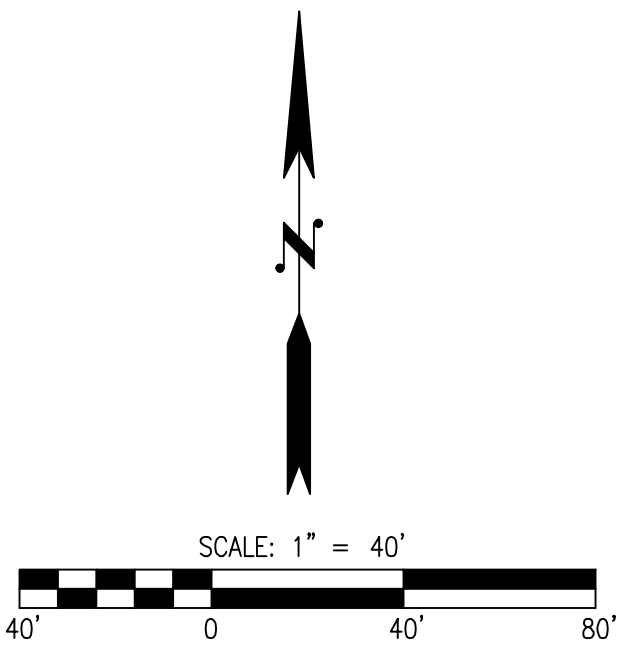
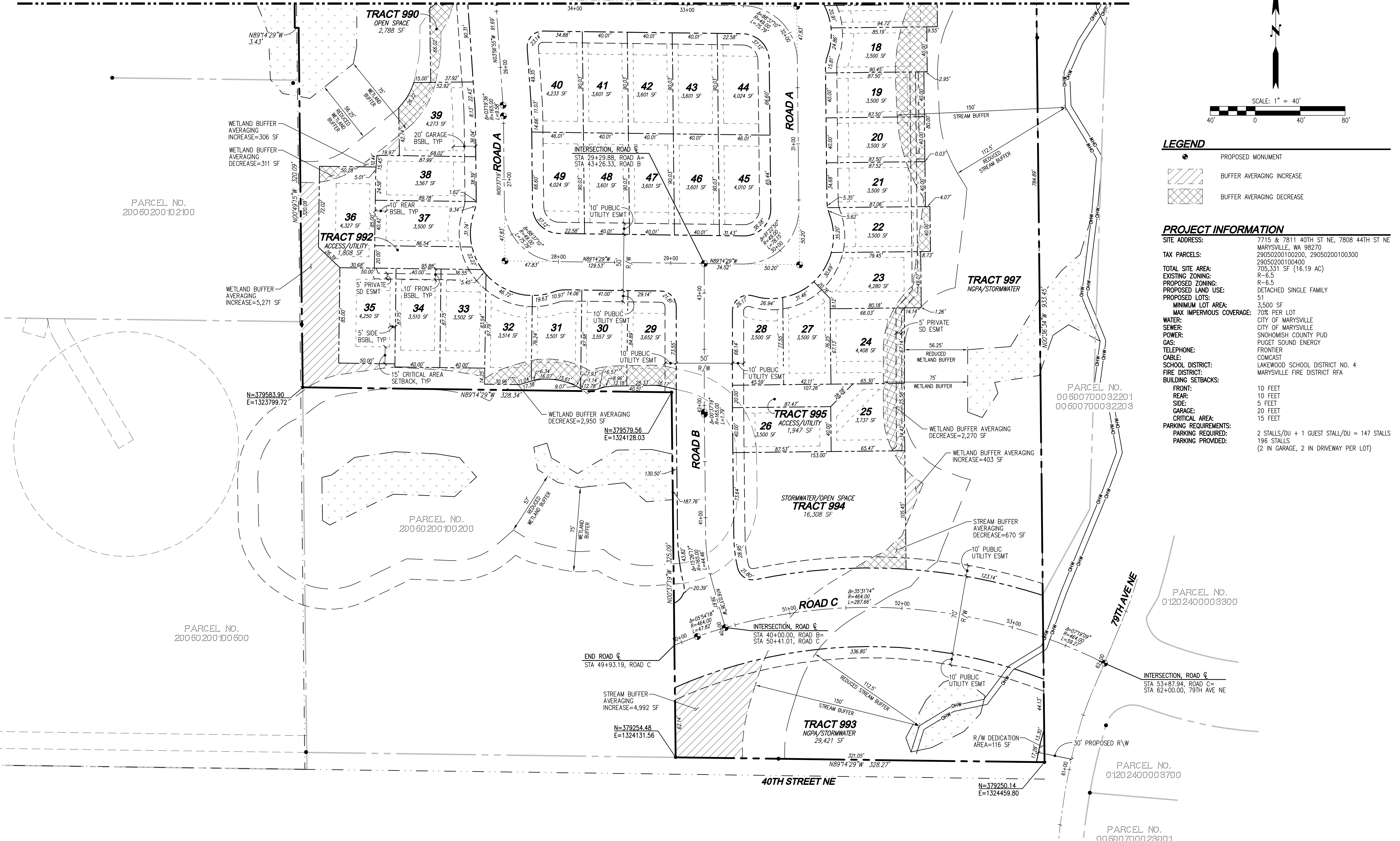
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 DRAFTING BY: DAD  
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 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

Drawing: P:\CMT\2022\C22-173 Creekside\Drawings\Preliminary\C22173P-HC-PL.dwg Plotfile: Nov 16, 2023 - 3:11pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

REFERENCE LINE SEE SHEET HC-01



**LEGEND**

- PROPOSED MONUMENT
- BUFFER AVERAGING INCREASE
- BUFFER AVERAGING DECREASE

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**CABLE:** LAKEWOOD SCHOOL DISTRICT NO. 4  
**SCHOOL DISTRICT:** MARYSVILLE FIRE DISTRICT RFA  
**FIRE DISTRICT:**  
**BUILDING SETBACKS:**  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET  
 GARAGE: 20 FEET  
 CRITICAL AREA: 15 FEET  
**PARKING REQUIREMENTS:** 2 STALLS/DU + 1 GUEST STALL/DU = 147 STALLS  
**PARKING PROVIDED:** 198 STALLS (2 IN GARAGE, 2 IN DRIVEWAY PER LOT)

**BUFFER AVERAGING TABLES**

WEST WETLAND BUFFER AVERAGING		EAST WETLAND BUFFER AVERAGING		STREAM BUFFER AVERAGING	
INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE
306 SF	1,688 SF	2,549 SF	1,194 SF	2,085 SF	8,554 SF
5,271 SF	311 SF	580 SF	687 SF	2,234 SF	670 SF
45 SF	2,950 SF	1,814 SF	614 SF	4,992 SF	
TOTAL=5,622 SF	TOTAL=4,929 SF	123 SF	546 SF	TOTAL=9,311 SF	TOTAL=9,224 SF
		403 SF	2,270 SF		
		TOTAL=5,469 SF	TOTAL=5,311 SF		

**UTILITY NOTE**

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**DISCLAIMER**

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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 PRELIMINARY HORIZONTAL CONTROL PLAN

**REVISIONS**

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23
2	11-16-23	REVISED PER REVIEW COMMENTS DATED 8-28, 9-25, AND 9-27

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 Engineering  
 Planning

**JOSEPH M. HOPPER**  
 STATE OF WASHINGTON  
 11883  
 PROFESSIONAL ENGINEER

**PROJECT INFORMATION**

JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-HC-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

WOODVILLE  
 20210 142nd Avenue NE  
 Woodville, WA 98072  
 www.LDCorp.com  
 T 425.806.1869 F 425.482.2893

PFN: PA23-005

**HC-02**  
 SHEET 5 OF 16

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-HC-PL.dwg Plotfile: Nov 16, 2023 - 3:11pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

NOTES

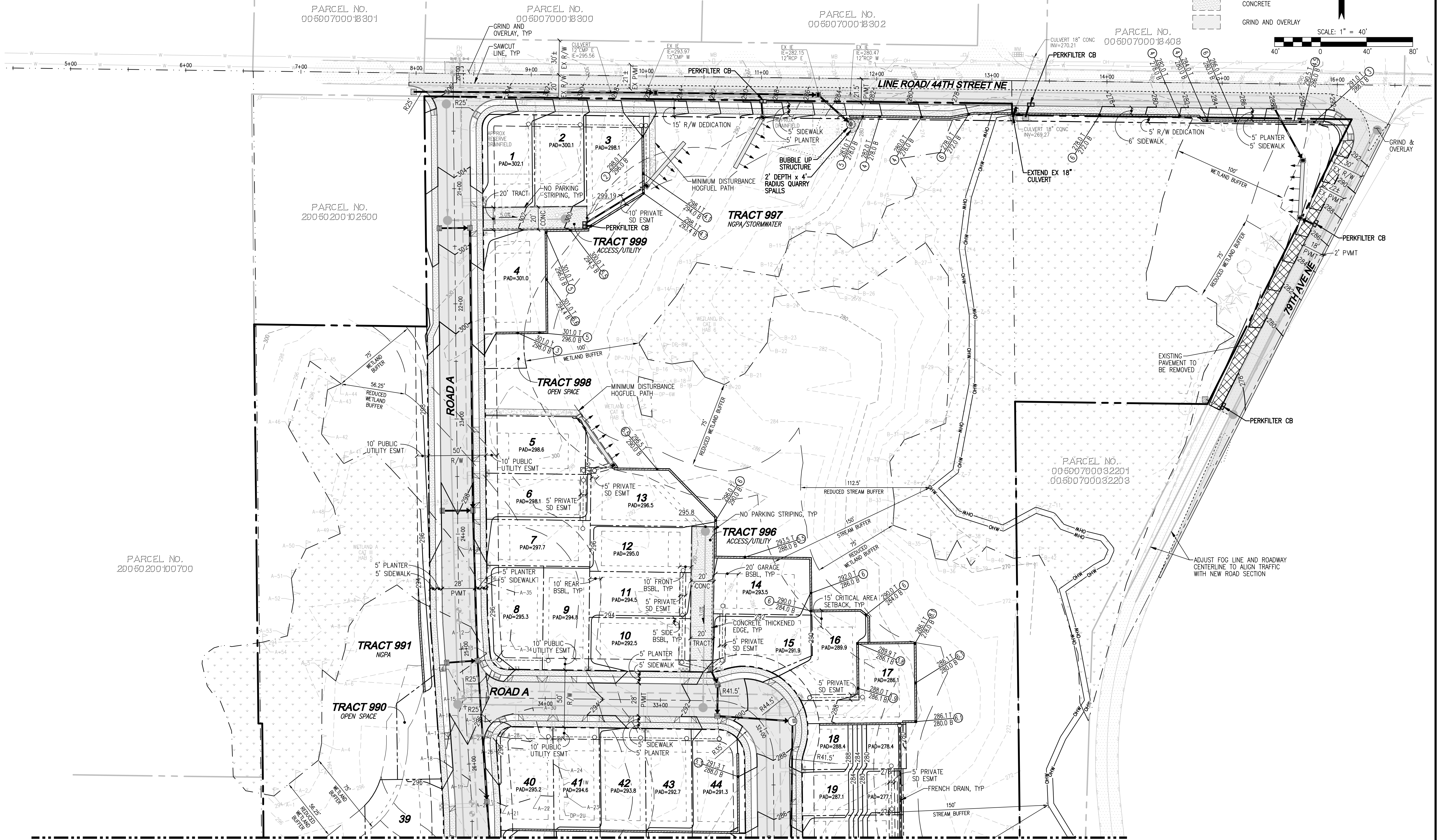
1. SEE SHEETS RD-03 THROUGH RD-06 FOR ROAD PROFILES.
2. SEE SHEET RD-07 FOR ROAD SECTIONS.
3. ALL EXISTING OVERHEAD UTILITIES ALONG 44TH ST NE AND 79TH AVE NE FRONTAGES SHALL BE UNDERGROUND.

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE
- GRIND AND OVERLAY



SCALE: 1" = 40'



REFERENCE LINE SEE SHEET RD-02

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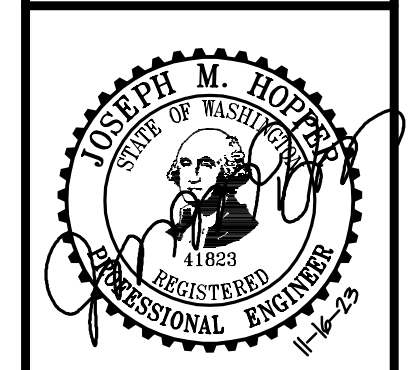
PFN: PA23-005

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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY ROAD, STORM DRAINAGE, AND GRADING PLAN



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-RD-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

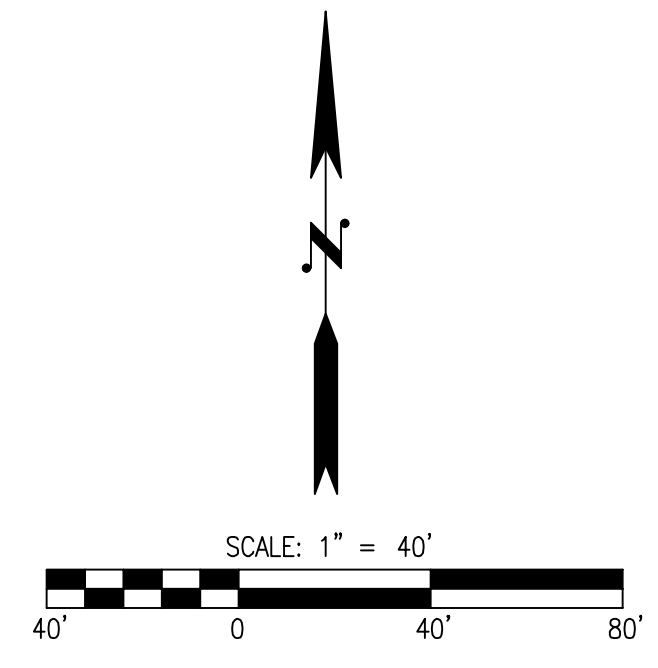
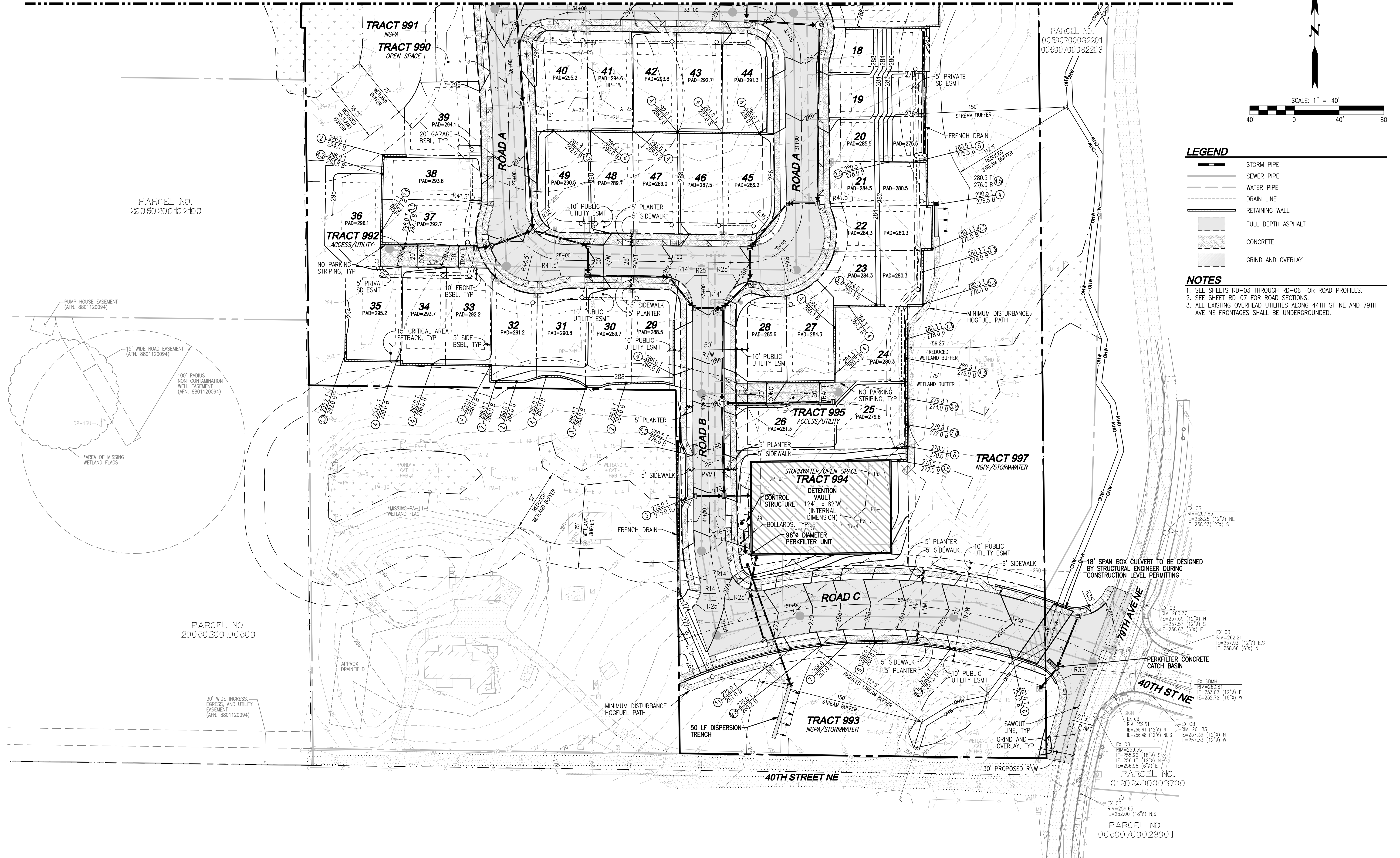
**RD-01**  
 SHEET 6 OF 16

Drawing: P:\CMT\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-RD-PL.dwg Plotted: Nov 16, 2023 - 3:11pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

REFERENCE LINE SEE SHEET RD-01



**LEGEND**

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE
- GRIND AND OVERLAY

**NOTES**

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2. SEE SHEET RD-07 FOR ROAD SECTIONS.
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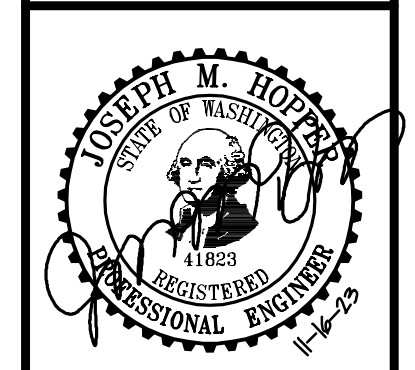
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 F 425.482.2893

**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**

PRELIMINARY ROAD, STORM DRAINAGE, AND GRADING PLAN



JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-RD-PL
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

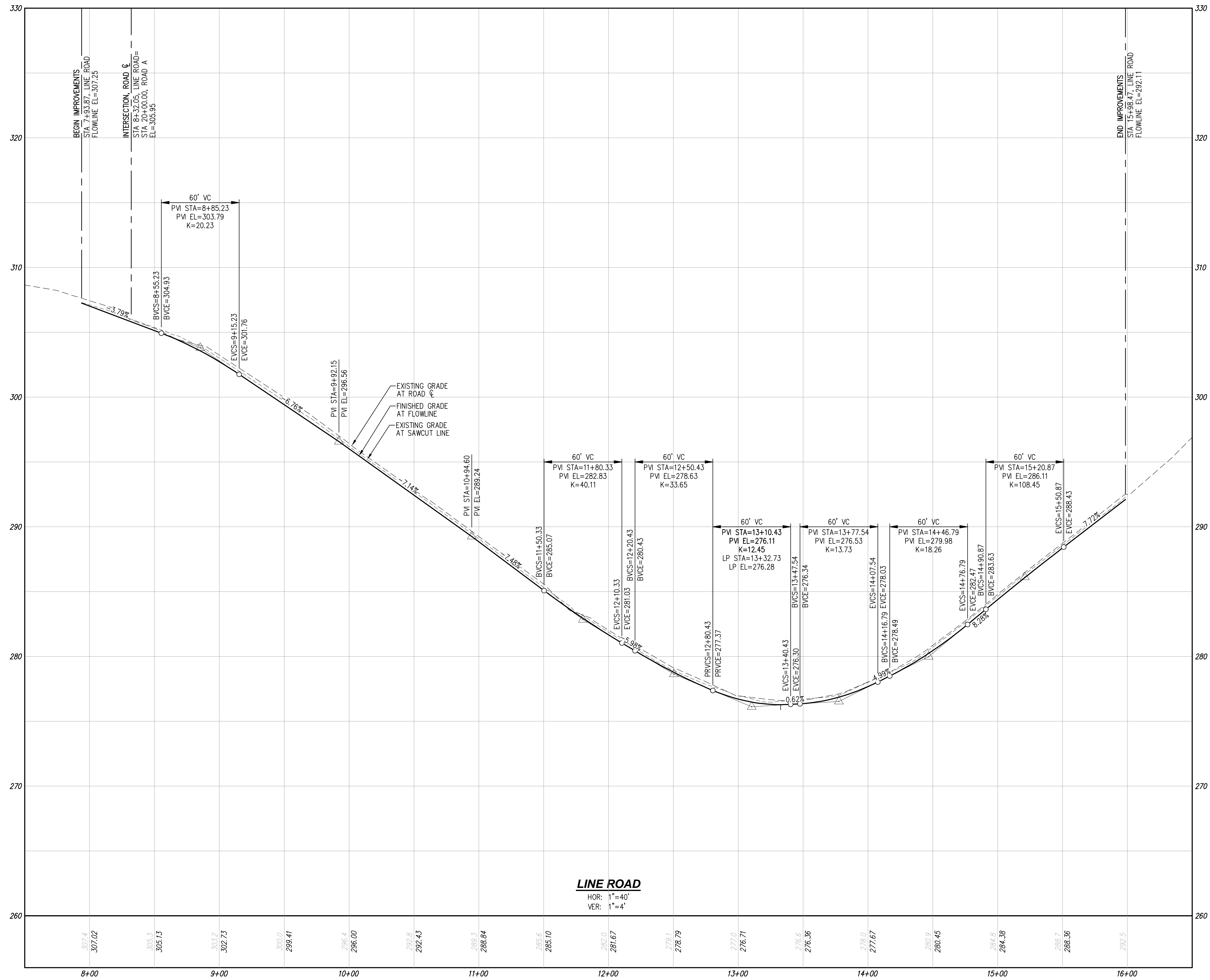
**RD-02**

SHEET 7 OF 16

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\ Preliminary\C22173P-RD-PL.dwg Plotted: Nov 16, 2023 - 3:11pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



**LINE ROAD**  
 HOR: 1"=40'  
 VER: 1"=4'

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PFN: PA23-005

Call 2 Business Days Before You Dig  
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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 PRELIMINARY ROAD PROFILES



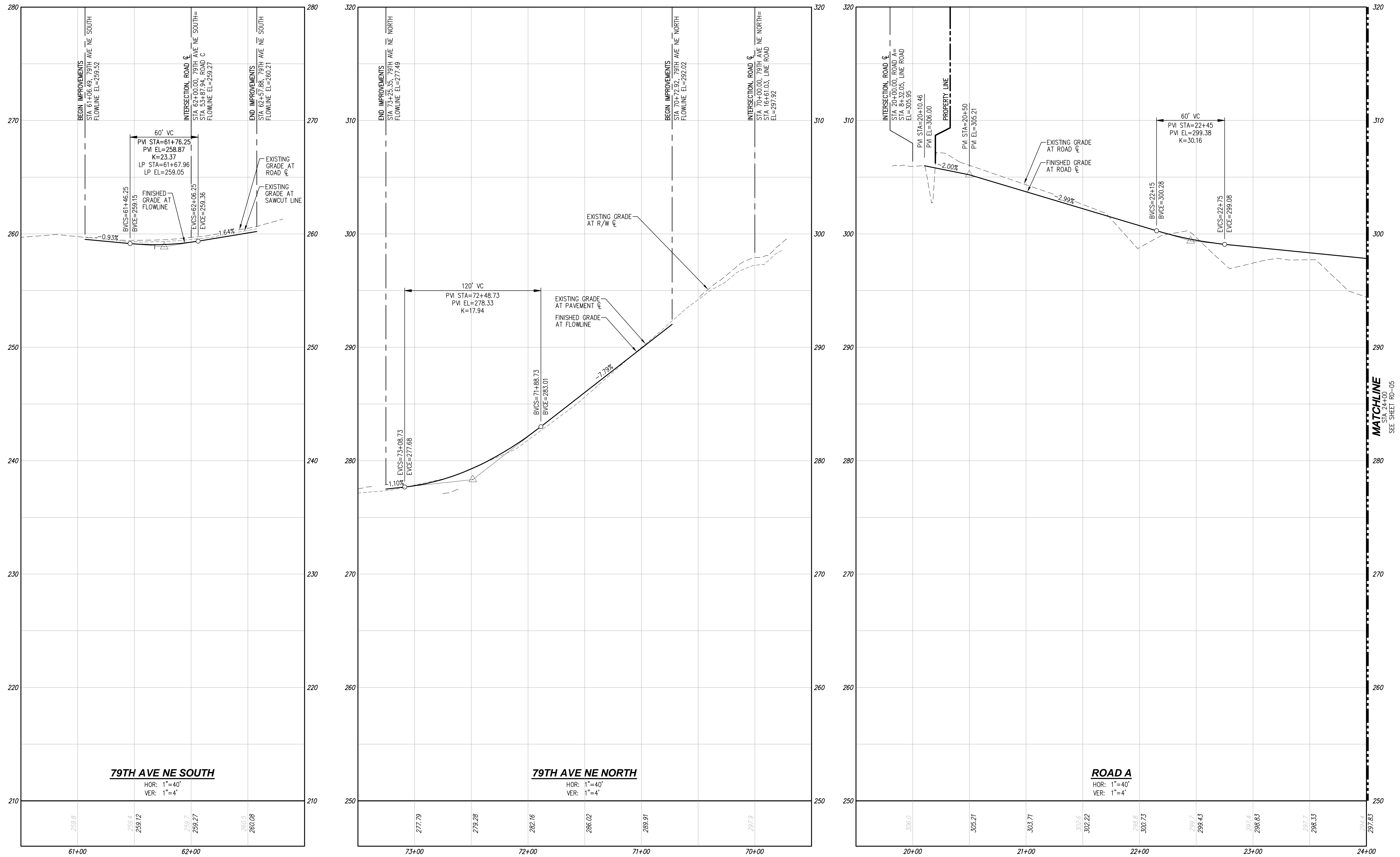
JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-RD-PR  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**RD-03**  
 SHEET 8 OF 16

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-RD-PR.dwg Plotted: Nov 16, 2023 - 3:11pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



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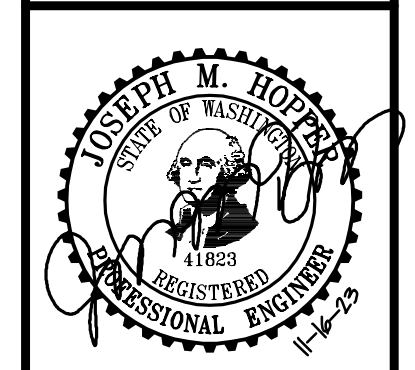
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REVISIONS	
NO.	DATE
1	9-6-23
2	11-16-23

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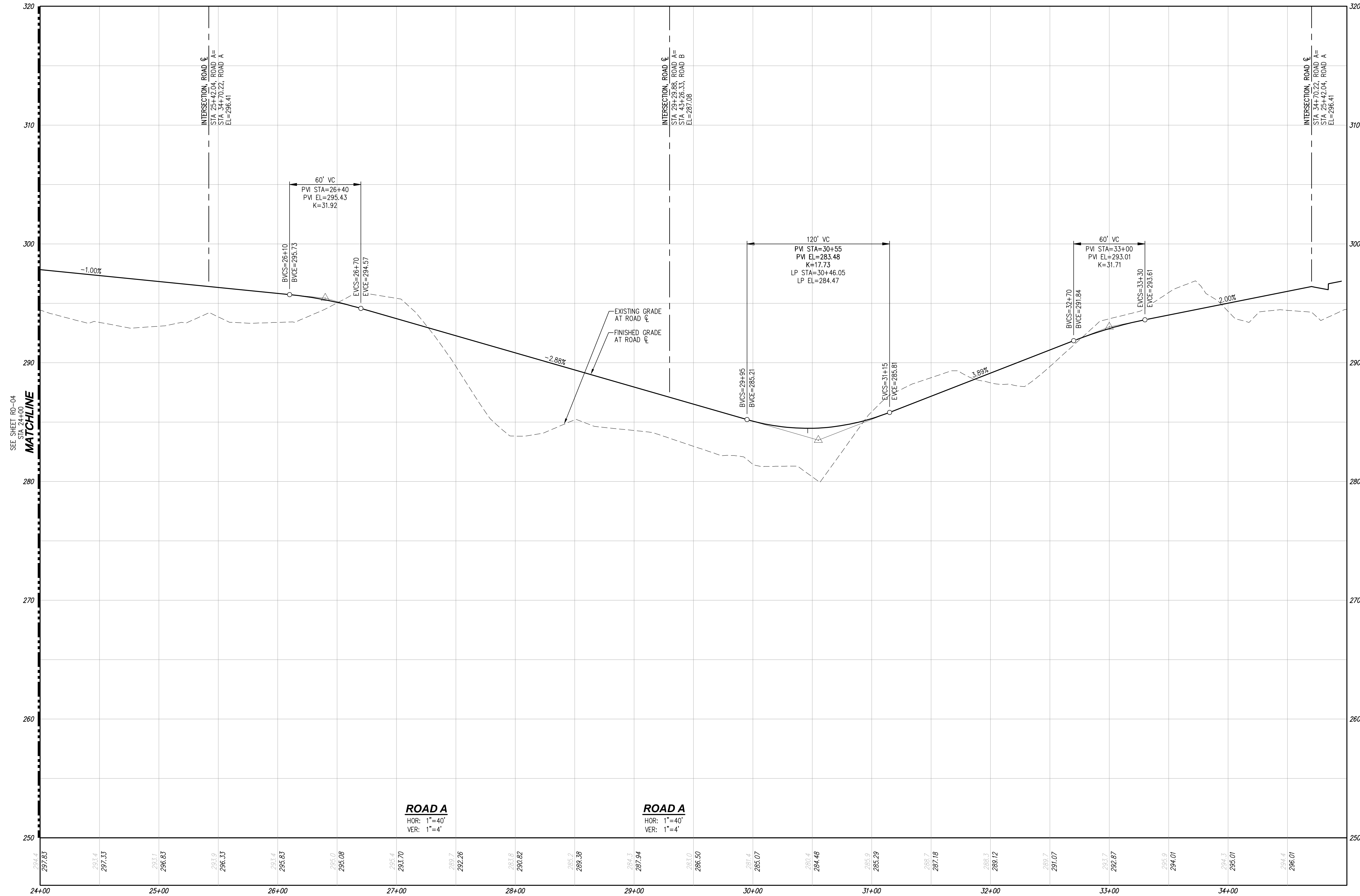
**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
 PRELIMINARY ROAD PROFILES



JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-RD-PR.dwg Plotted: Nov 16, 2023 - 3:11pm

PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



SEE SHEET RD-04  
MATCHLINE  
STA 24+00

**ROAD A**  
HOR: 1"=40'  
VER: 1"=4'

**ROAD A**  
HOR: 1"=40'  
VER: 1"=4'

**UTILITY NOTE**

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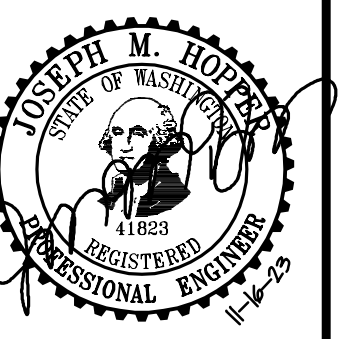
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PFN: PA23-005



JOB NUMBER: C22-173  
DRAWING NAME: C22173P-RD-PR  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE: 3-8-23  
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

**RD-05**

SHEET 10 OF 16

HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
PRELIMINARY ROAD PROFILES

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NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23
2	11-16-23	REVISIONS PER REVIEW COMMENTS DATED 8-28, 9-25, AND 9-27

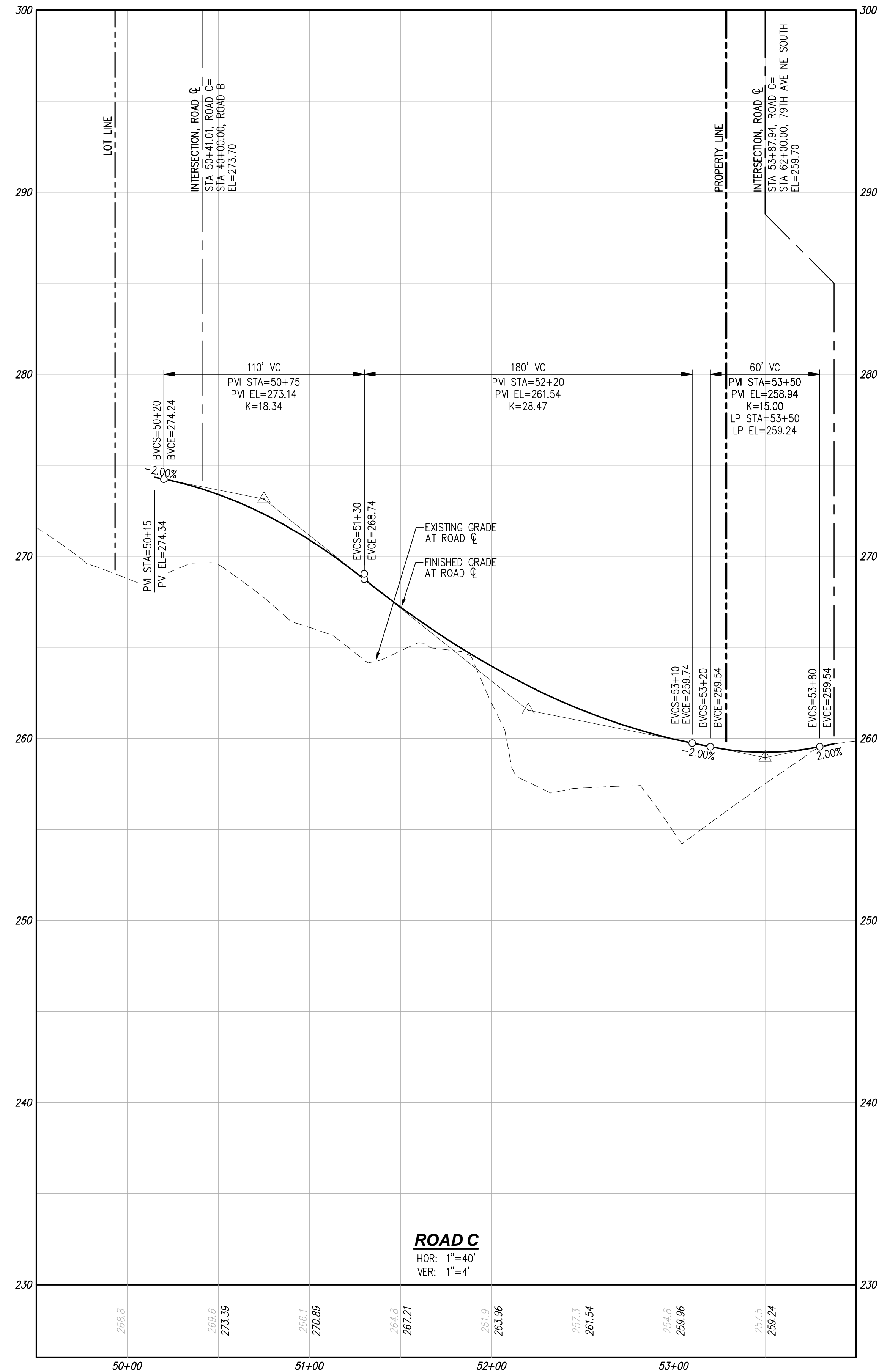
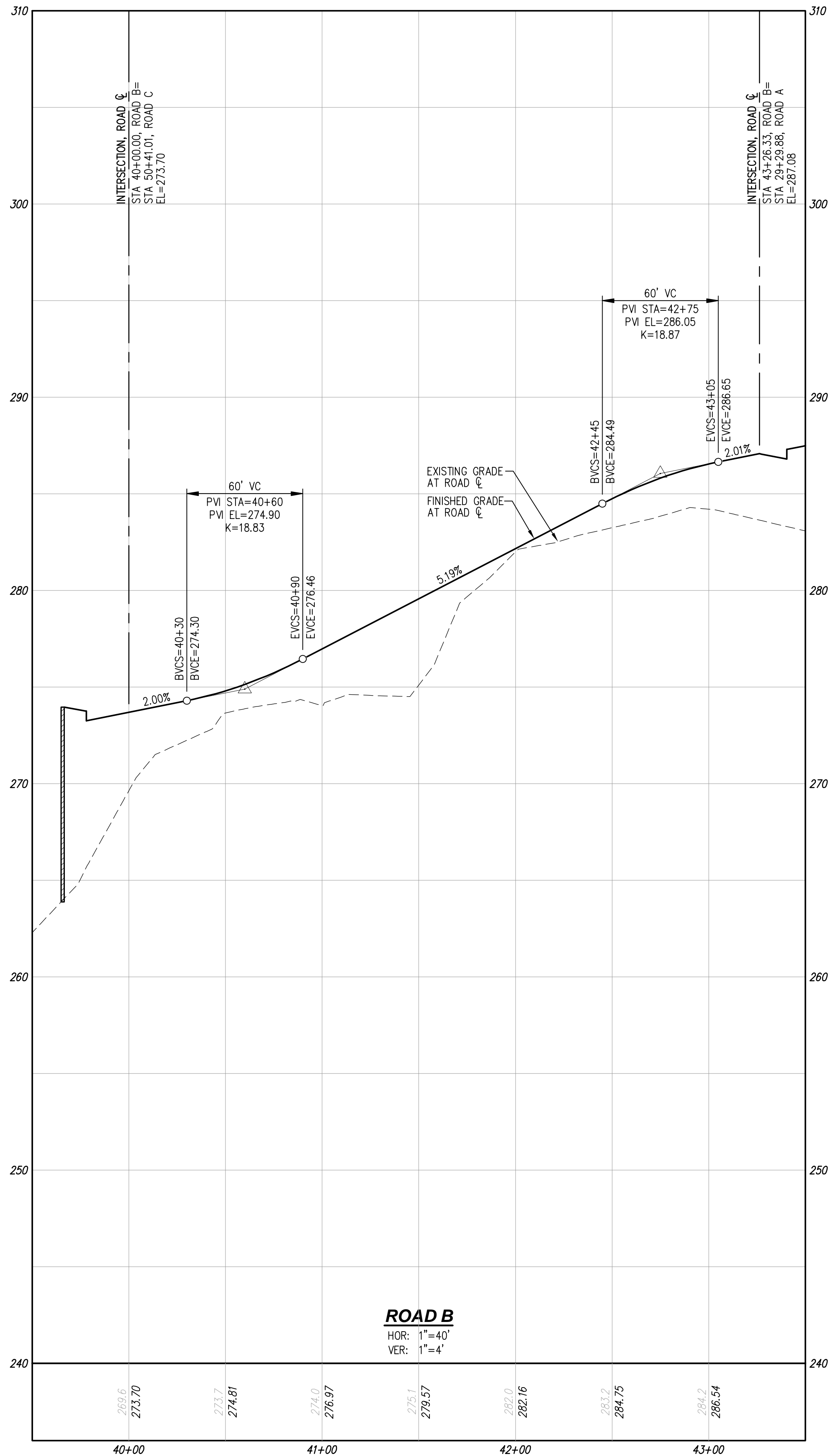
BY

TPA

JMH



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



**UTILITY NOTE**

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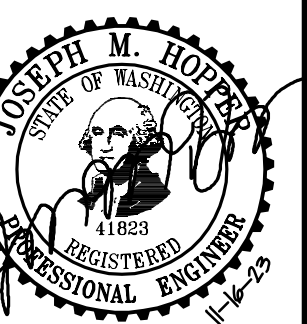
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PFN: PA23-005



**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
PRELIMINARY ROAD PROFILES



JOB NUMBER: C22-173  
DRAWING NAME: C22173P-RD-PR  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE: 3-8-23  
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

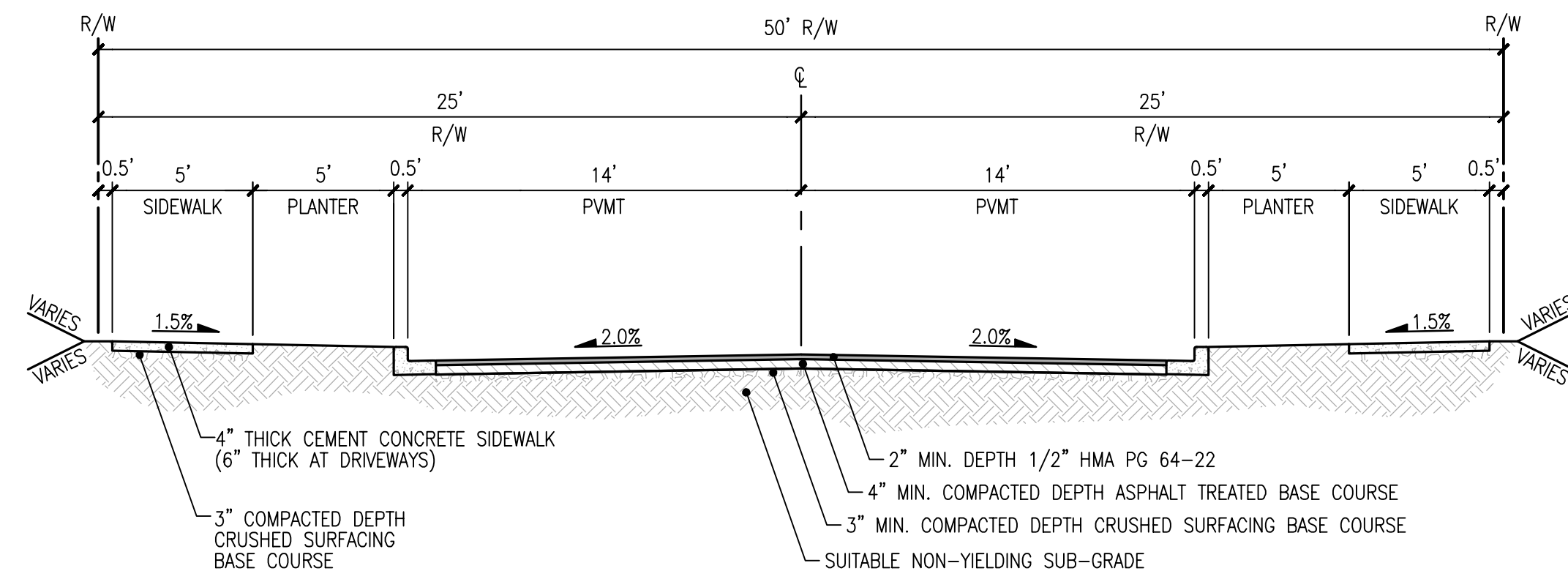
**RD-06**

REVISIONS

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23
2	11-16-23	REVISED PER REVIEW COMMENTS DATED 8-28, 9-25, AND 9-27

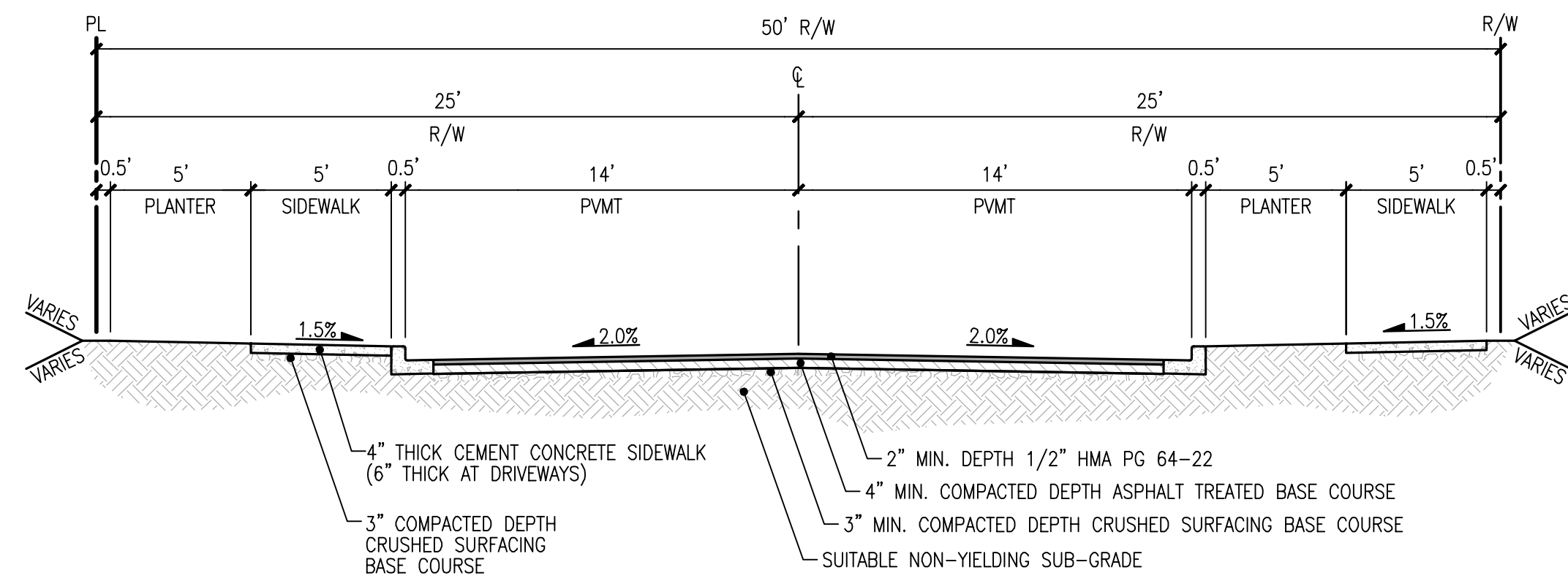
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PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON



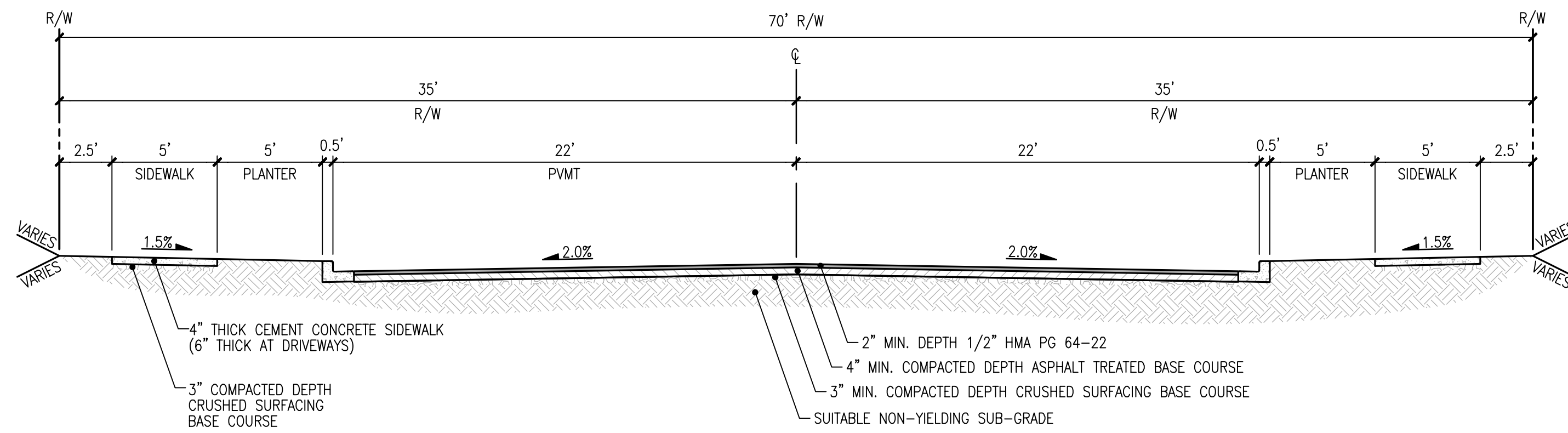
**ROAD A AND B SECTION**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-202-002  
CLASSIFICATION: LOCAL ACCESS  
DESIGN SPEED: 25 MPH



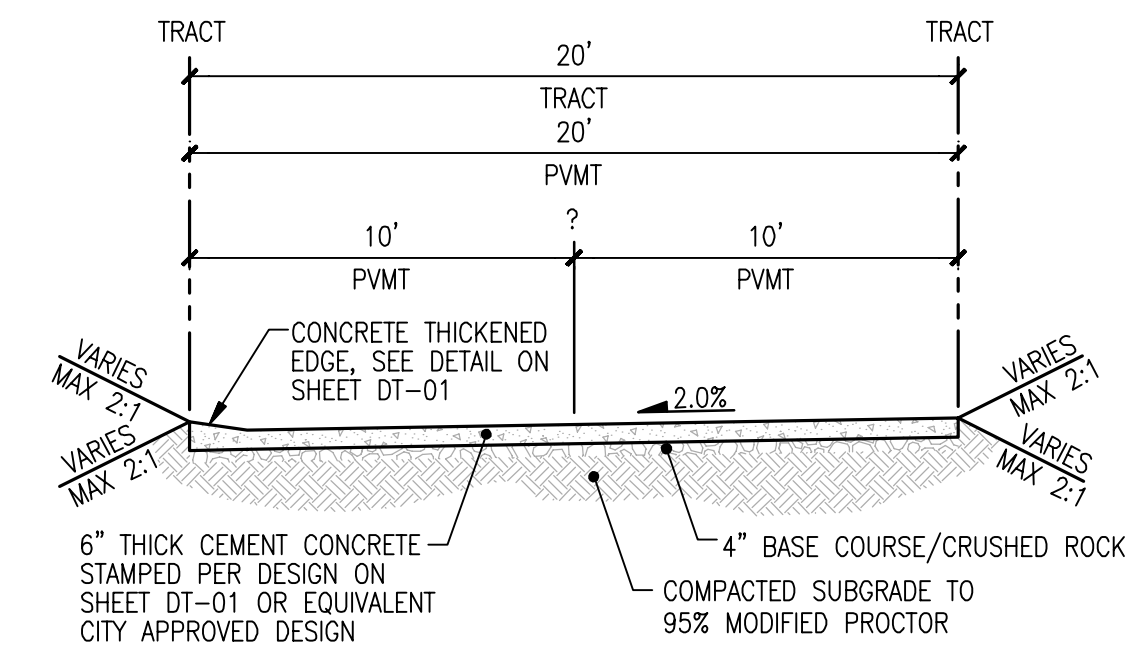
**ROAD A STATION -20+35 - -22+17**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-202-002  
CLASSIFICATION: LOCAL ACCESS  
DESIGN SPEED: 25 MPH



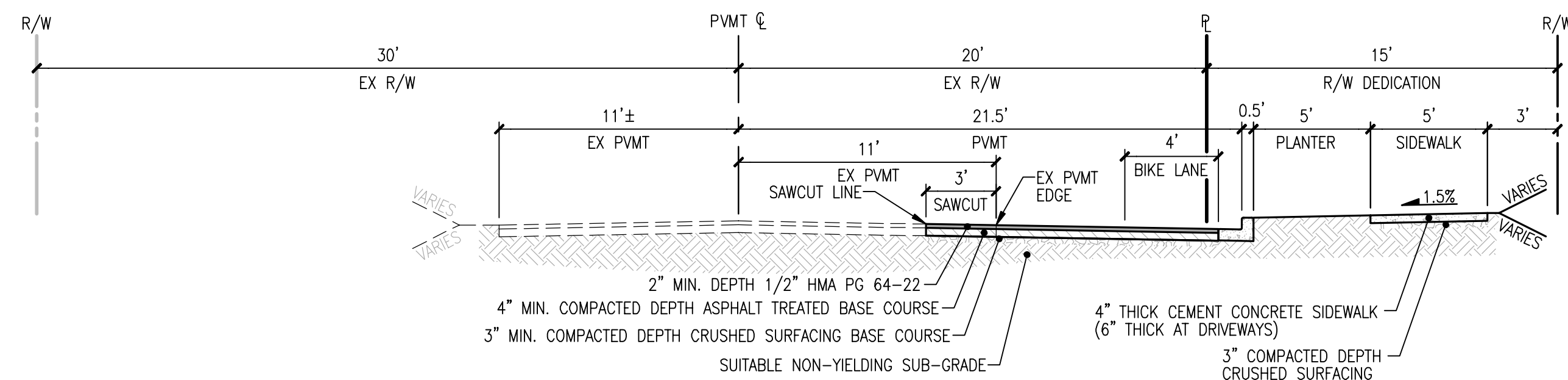
**ROAD C SECTION**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-201-004  
CLASSIFICATION: COLLECTOR ARTERIAL  
DESIGN SPEED: 35 MPH



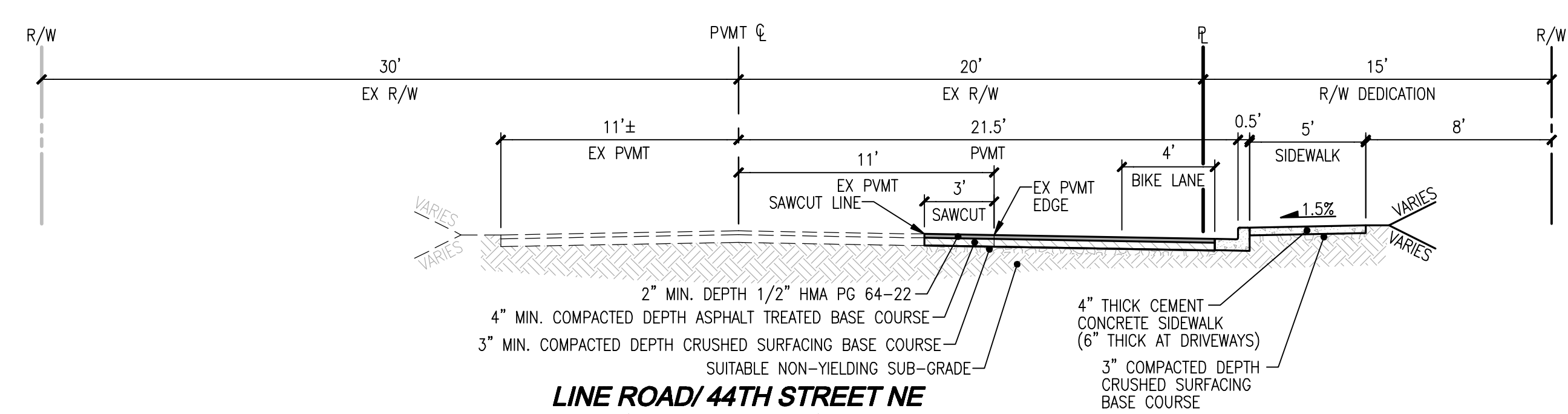
**ACCESS TRACT**

SCALE: 1"=5'



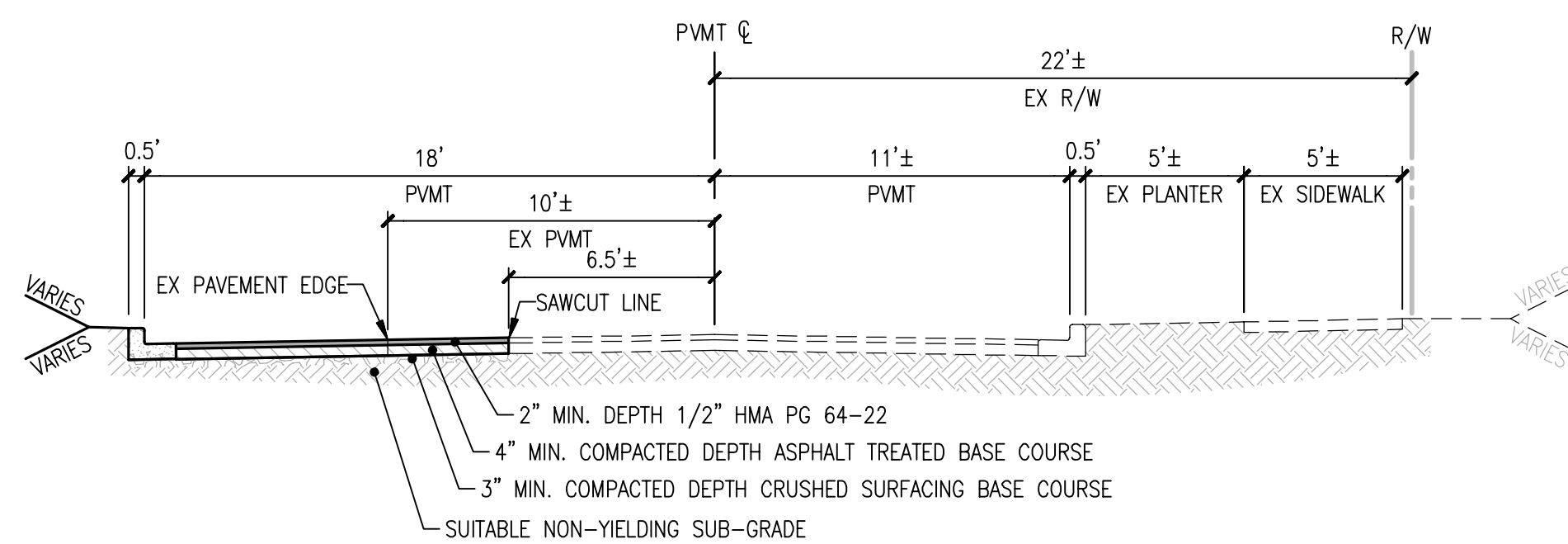
**LINE ROAD/ 44TH STREET NE TYPICAL ROAD SECTION**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-201-004  
CLASSIFICATION: COLLECTOR ARTERIAL  
DESIGN SPEED: 35 MPH



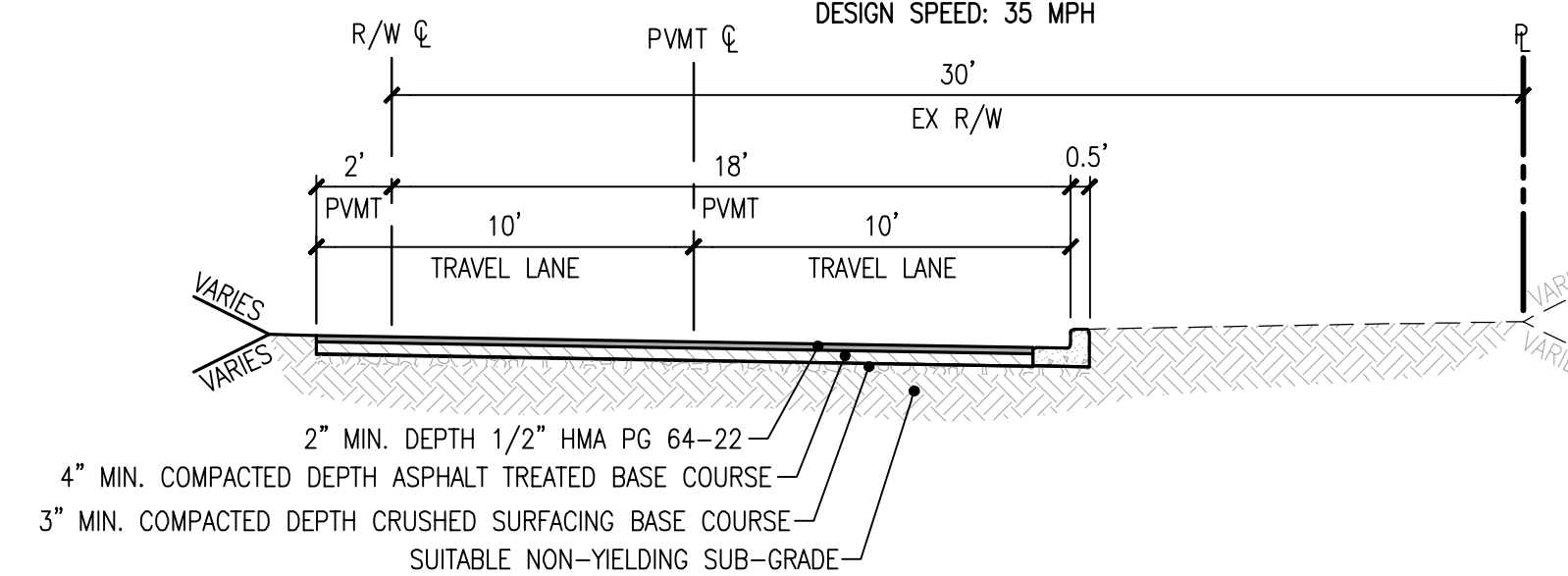
**LINE ROAD/ 44TH STREET NE STA 12+89.74 - STA 15+98.47**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-201-004  
CLASSIFICATION: COLLECTOR ARTERIAL  
DESIGN SPEED: 35 MPH



**79TH AVE NE ROAD SECTION STA 61+01.49 - STA 62+64.43**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-201-001  
CLASSIFICATION: NEIGHBORHOOD COLLECTOR  
DESIGN SPEED: 35 MPH



**79TH AVE NE ROAD SECTION STA 70+72.92 - STA 73+25.35**

SCALE: 1"=5'  
CITY OF MARYSVILLE STD PLAN 3-201-001  
CLASSIFICATION: NEIGHBORHOOD COLLECTOR  
DESIGN SPEED: 35 MPH

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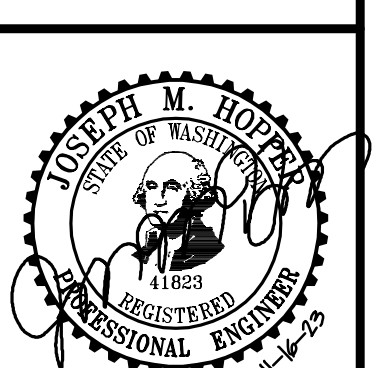
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**HORIZON VIEW HOLDINGS, INC.**  
**CREEKSIDE**  
PRELIMINARY ROAD SECTIONS



JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-RD-PR
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=5'
JURISDICTION:	MARYSVILLE

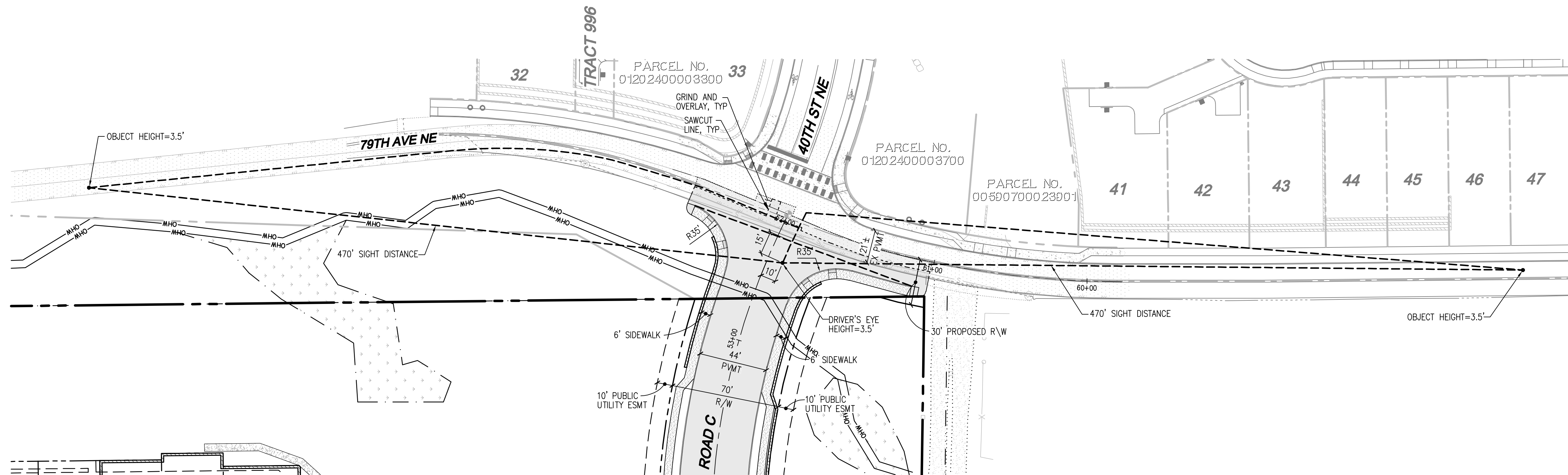
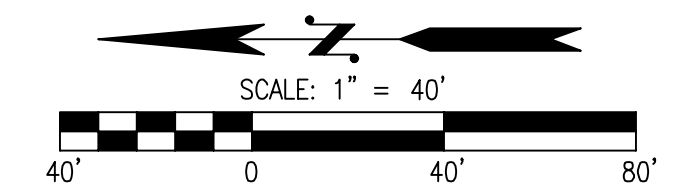
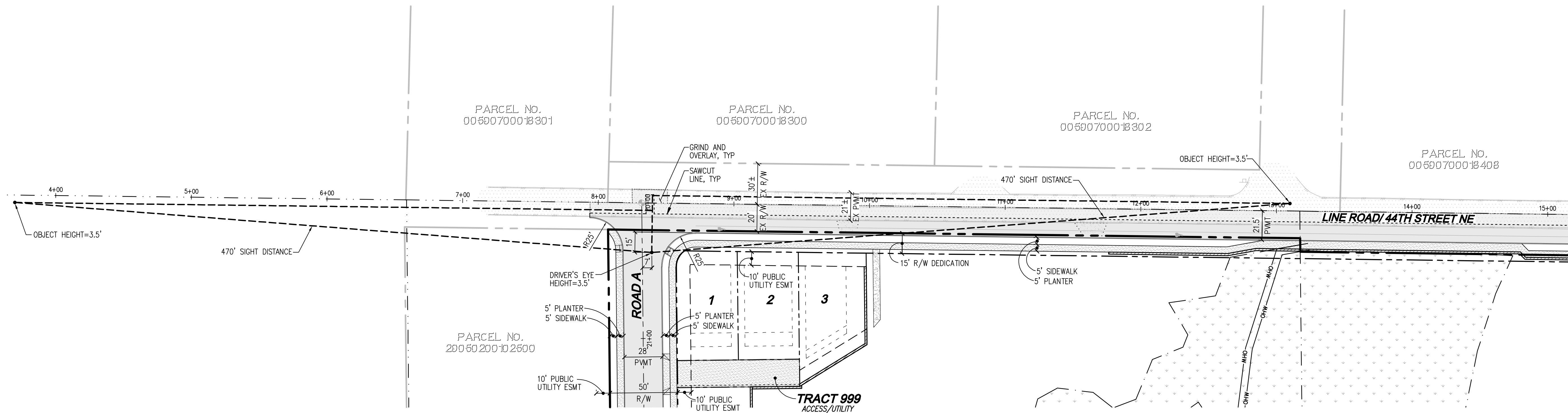
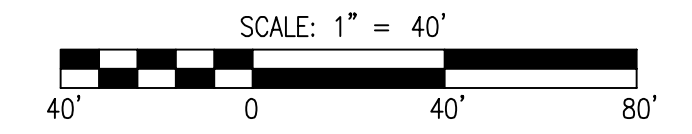
Drawing: P:\Civil\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-RD-PR.dwg Plotted: Nov 16, 2023 - 3:12pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

**LEGEND**

	STORM PIPE
	SEWER PIPE
	WATER PIPE
	DRAIN LINE
	RETAINING WALL
	FULL DEPTH ASPHALT
	CONCRETE
	GRIND AND OVERLAY



PFN: PA23-005

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Utilities Underground Location Center

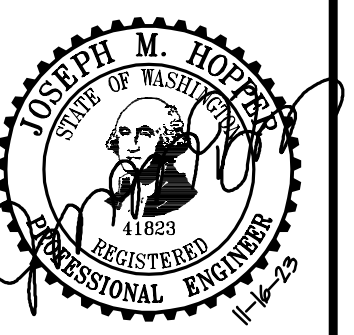
**REVISIONS**

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23
2	11-16-23	REVISIONS PER REVIEW COMMENTS DATED 8-28, 9-25, AND 9-27

**LDC**  
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Engineering  
Planning

Olympia  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
www.LDCcorp.com  
T 425.806.1869 F 425.482.2893

HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
PRELIMINARY SIGHT DISTANCE PLAN



JOB NUMBER: C22-173  
DRAWING NAME: C22173P-ST-PL  
DESIGNER: TPA  
DRAFTING BY: DAD  
DATE: 3-8-23  
SCALE: 1"=40'  
JURISDICTION: MARYSVILLE

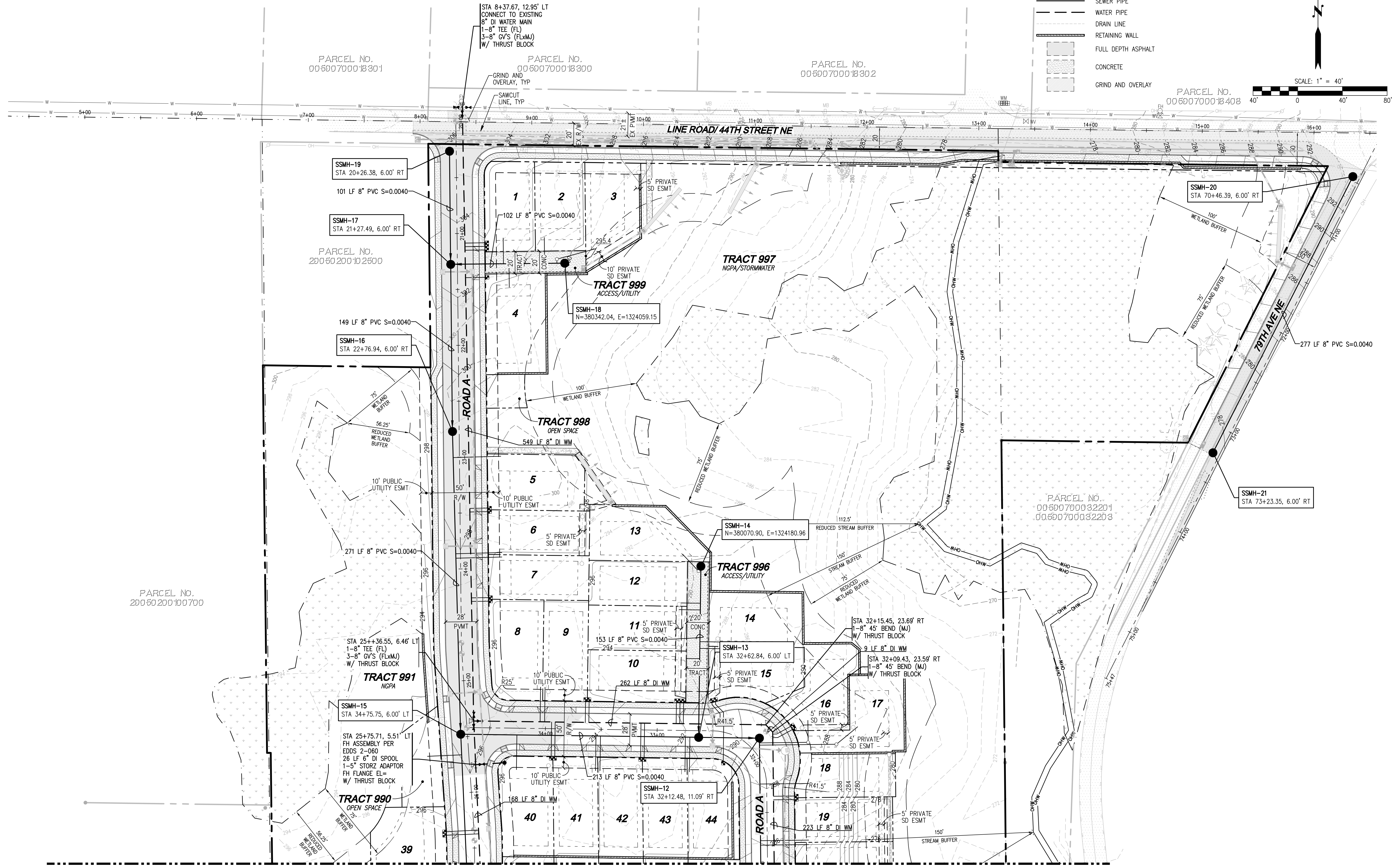
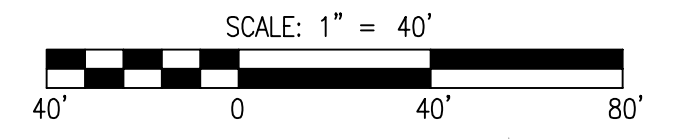
**ST-01**  
SHEET 13 OF 16



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE
- GRIND AND OVERLAY



REFERENCE LINE SEE SHEET WS-02

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

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PFN: PA23-005

Call 2 Business Days Before You Dig  
**811 or 1-800-424-5555**  
 Utilities Underground Location Center

HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY WATER AND SEWER PLAN



JOB NUMBER: C22-173  
 DRAWING NAME: C22173P-UT-PL  
 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**WS-01**  
 SHEET 14 OF 16

NO.	DATE	DESCRIPTION
1	9-6-23	REVISED PER CITY COMMENTS DATED 5-8-23
2	11-16-23	REVISED PER REVIEW COMMENTS DATED 8-28, 9-25, AND 9-27

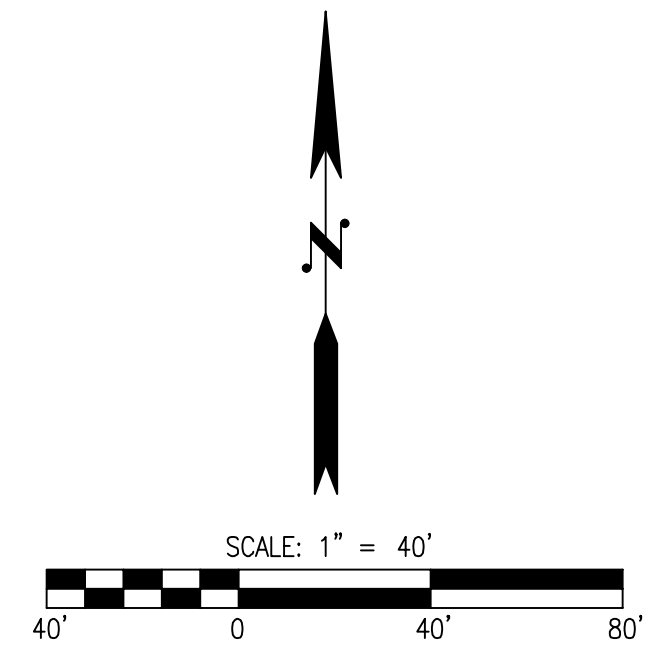
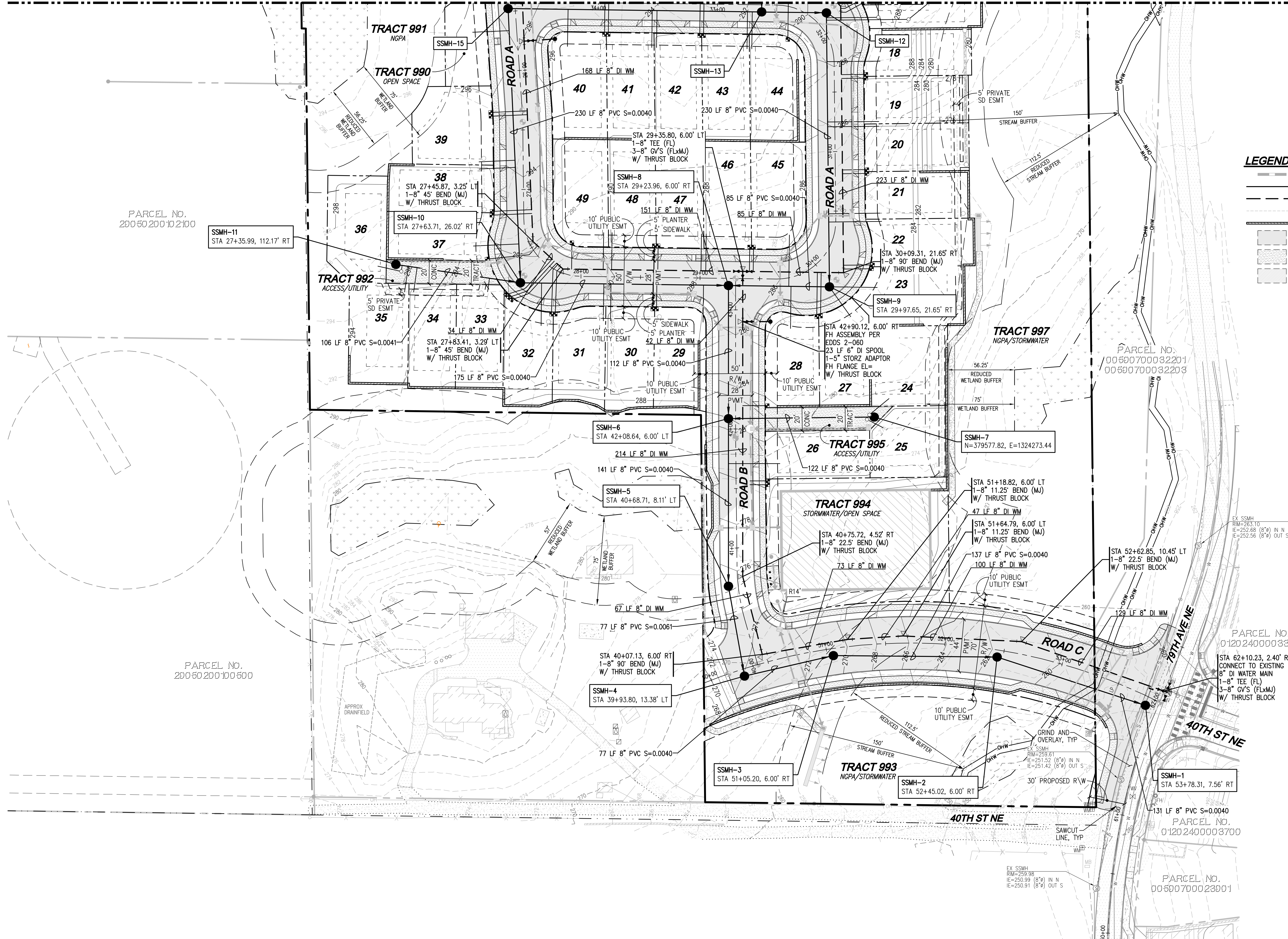
**LDC**  
 Surveying  
 Engineering  
 Planning  
 Olympia  
 Woodinville  
 20210 142nd Avenue NE  
 Woodinville, WA 98072  
 www.LDCcorp.com  
 T 425.806.1869 F 425.482.2893

Drawing: P:\CMT\2023\C22-173 Creekside\Drawings\Preliminary\C22173P-UT-PL.dwg Printed: Nov 16, 2023 - 3:12pm



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

REFERENCE LINE SEE SHEET WS-01



LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- DRAIN LINE
- RETAINING WALL
- FULL DEPTH ASPHALT
- CONCRETE
- GRIND AND OVERLAY

PARCEL NO.  
20050200102100

SSMH-11  
STA 27+35.99, 112.17' RT

PARCEL NO.  
20050200100500

PARCEL NO.  
00600700032201  
00600700032203

PARCEL NO.  
01202400003800

PARCEL NO.  
01202400003700

PARCEL NO.  
00600700023901

UTILITY NOTE

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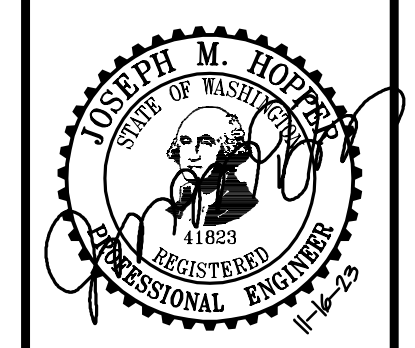
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Utilities Underground Location Center

PFN: PA23-005

NO.	DATE	DESCRIPTION
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 Woodville  
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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**  
 PRELIMINARY WATER AND SEWER PLAN

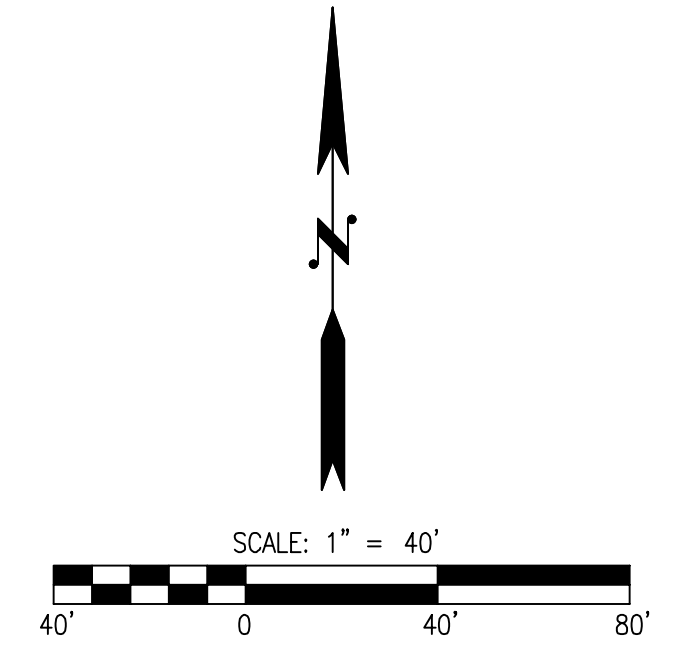


JOB NUMBER:	C22-173
DRAWING NAME:	C22173P-JT-PL
DESIGNER:	TPA
DRAFTING BY:	DAD
DATE:	3-8-23
SCALE:	1"=40'
JURISDICTION:	MARYSVILLE

**WS-02**  
 SHEET 15 OF 16



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M., MARYSVILLE, WASHINGTON

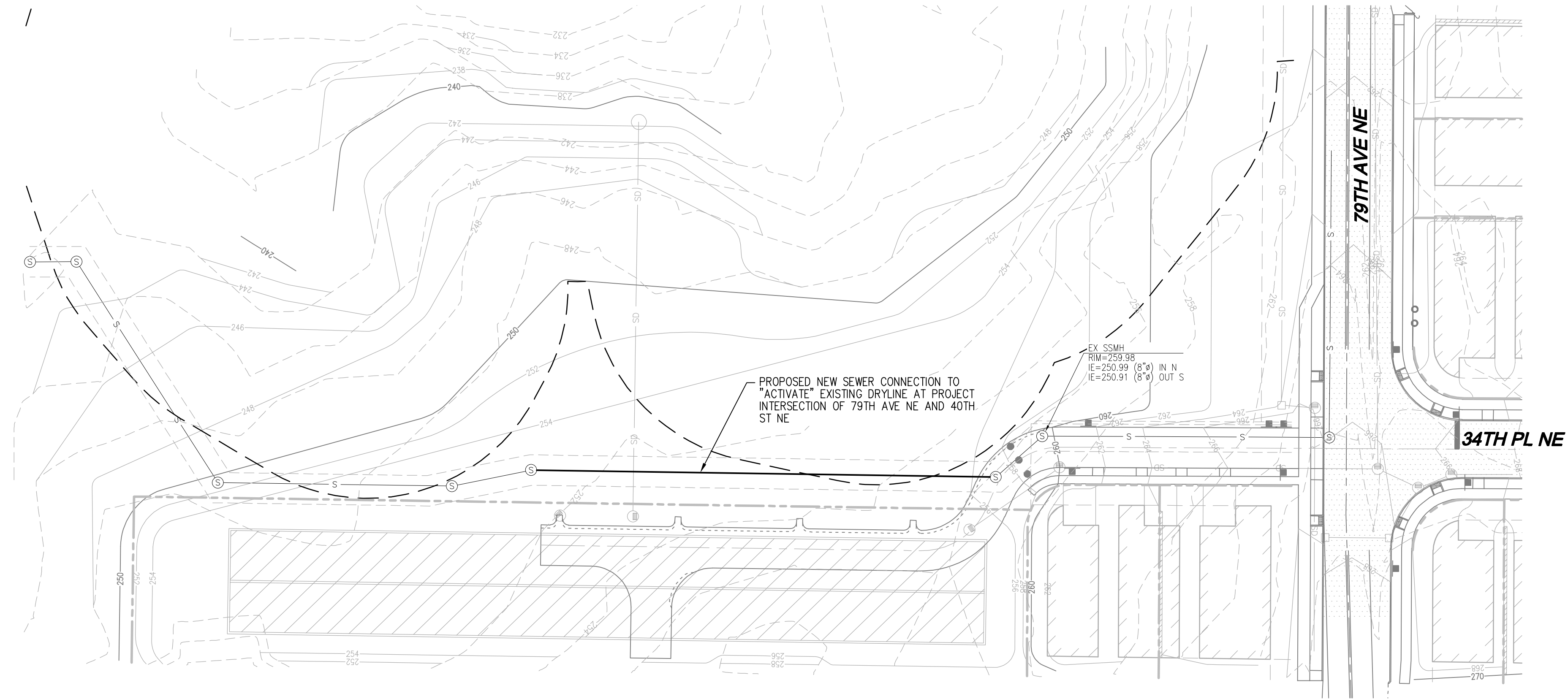


**LEGEND**

SEWER PIPE

**NOTES**

AS-BUILTS NEEDED FOR PATEY PHASE 1 TO COMPLETE SEWER VERTICAL DESIGN DURING FULL CONSTRUCTION SUBMITTAL



**UTILITY NOTE**

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PFN: PA23-005



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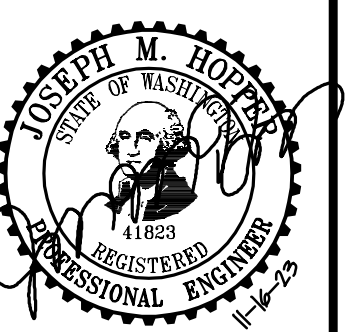
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HORIZON VIEW HOLDINGS, INC.  
**CREEKSIDE**

PRELIMINARY WATER AND SEWER PLAN



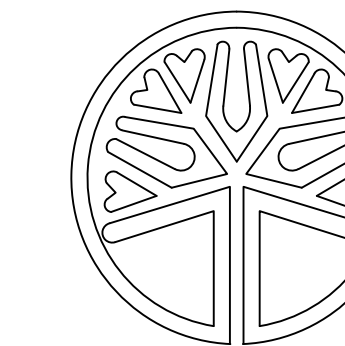
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 DESIGNER: TPA  
 DRAFTING BY: DAD  
 DATE: 3-8-23  
 SCALE: 1"=40'  
 JURISDICTION: MARYSVILLE

**WS-03**  
 SHEET 16 OF 16





**ORIGIN**  
DESIGN GROUP  
1031 185TH AVE NE  
SNOHOMISH, WA 98290  
TEL: 425.346.1905



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
KRISTAL LOWE  
LICENCE NO. 1206

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	9/8/2023
2	CITY COMMENTS	10/24/2023

**CREEKSIDE**  
**7715 & 7811 40TH ST NE,**  
**7808 44TH ST NE**  
**MARYSVILLE, WA 98270**

DRAWING TITLE:  
**LANDSCAPE PLAN**

APPLICANT:  
**HORIZON VIEW HOLDINGS, INC.**  
6443 NE 181ST ST  
KENMORE, WA 98028  
CONTACT: DANIEL WICK  
(206) 551-0499

DRAWING INFORMATION  
ODG PROJECT #: 23-469  
DRAWN BY: KL  
CHECKED BY: KL

DATE:  
**MARCH 7, 2023**

SHEET NO.  
**L-1**  
OF 8

**IRRIGATION ASSESSMENT**

All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. An automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor and shall comply with all city standards.

**OPEN SPACE AND RECREATION REQUIRED**

PER MMC 22G.080.100  
15% of the Net Project Area shall be established as open space. Critical Areas and buffers may be used to satisfy a maximum OF 75% of the required open space. 35% of the required open space shall be active open space.

Gross Parcel Area: 705,331 SF  
Net Project Area: 326,700 SF  
Required Open Space: 326,700 SF x 15% = 49,005 SF  
Provided Open Space: 49,553 SF

Maximum 65% from Critical Areas and Buffers  
49,005 SF x 65% = 31,853 SF Maximum  
29,421 SF Provided from Critical Areas and Buffers

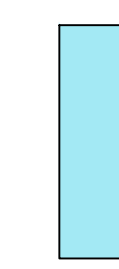
Required Active Open Space: 49,005 SF x 35% = 17,152 SF  
Provided Active Open Space: 17,844 SF

Include 1 large recreational amenity or two small recreational amenities per 1/4 acre of active recreation space.  
17,844 SF = .41 acre, round up to .5 acre

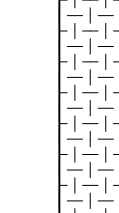
.5 acres required 1 large and 2 small amenities, 2 large, or 4 small

Amenities Provided:  
2 Large: 1 play structure, 1 sports court  
4 Small: horse shoe pit, tetherball, 3 benches and 2 picnic tables

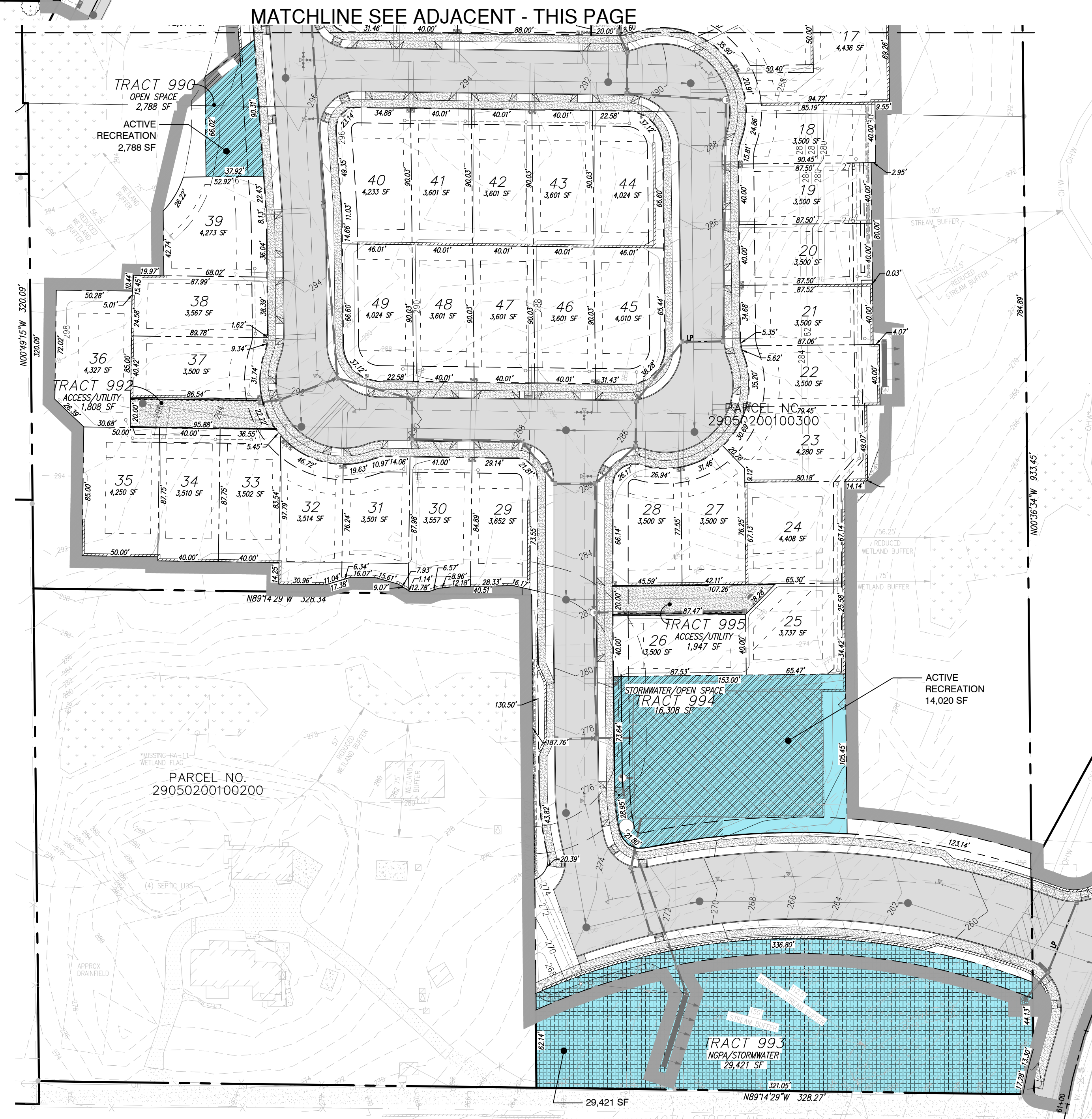
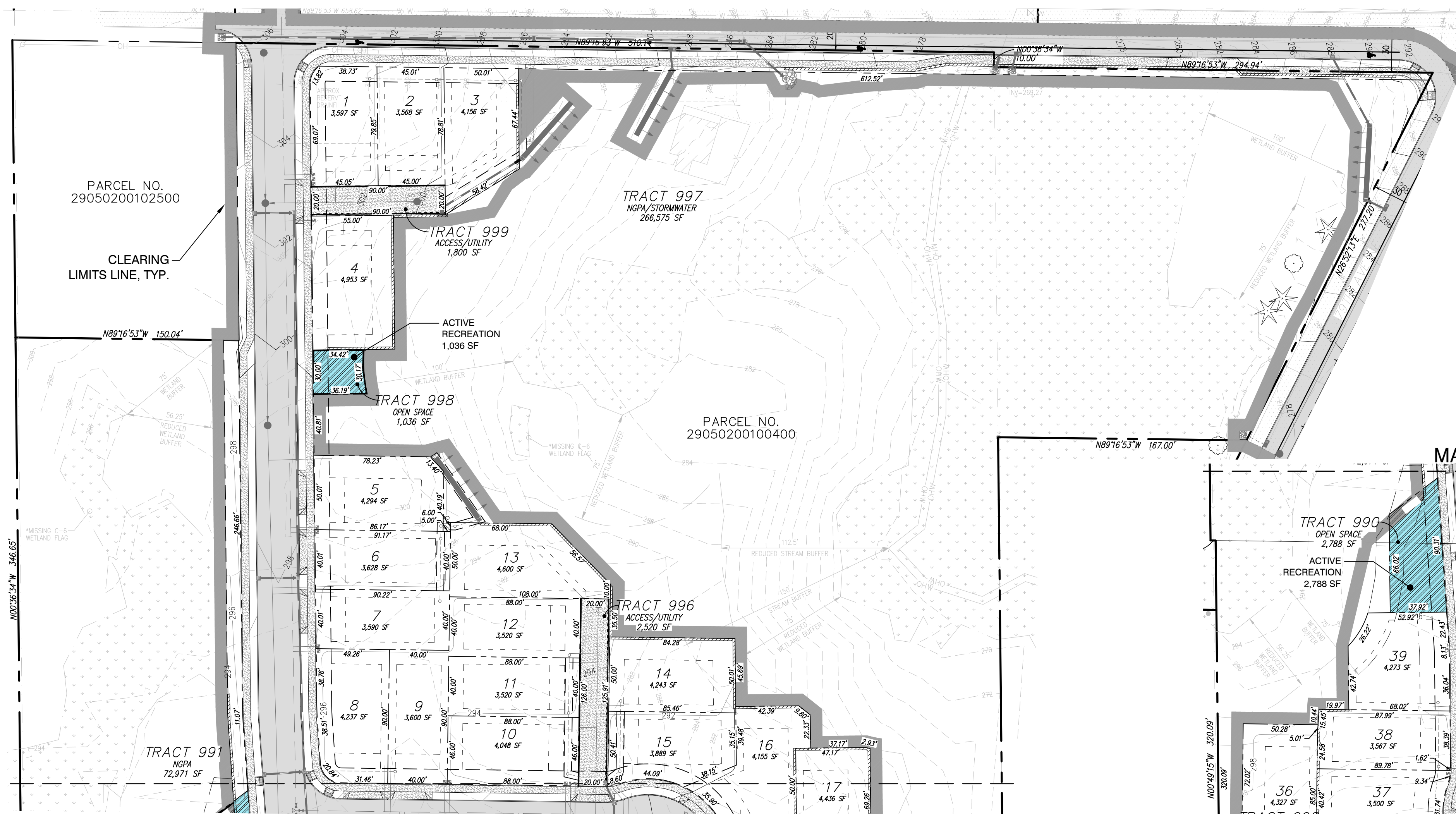
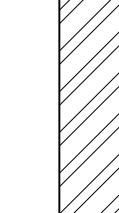
OPEN SPACE



OPEN SPACE - CRITICAL AREAS AND BUFFERS



OPEN SPACE - ACTIVE



**GENERAL NOTES**

- All rough grading shall be positive, draining away from all structures.
- All stones larger than 1.5" diameter shall be removed from the growing medium.
- Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.
- All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.
- Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.
- Bark mulch is not to be placed above the root crown.
- All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.
- Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.
- Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.
- If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.
- The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.
- The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.
- During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.
- Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

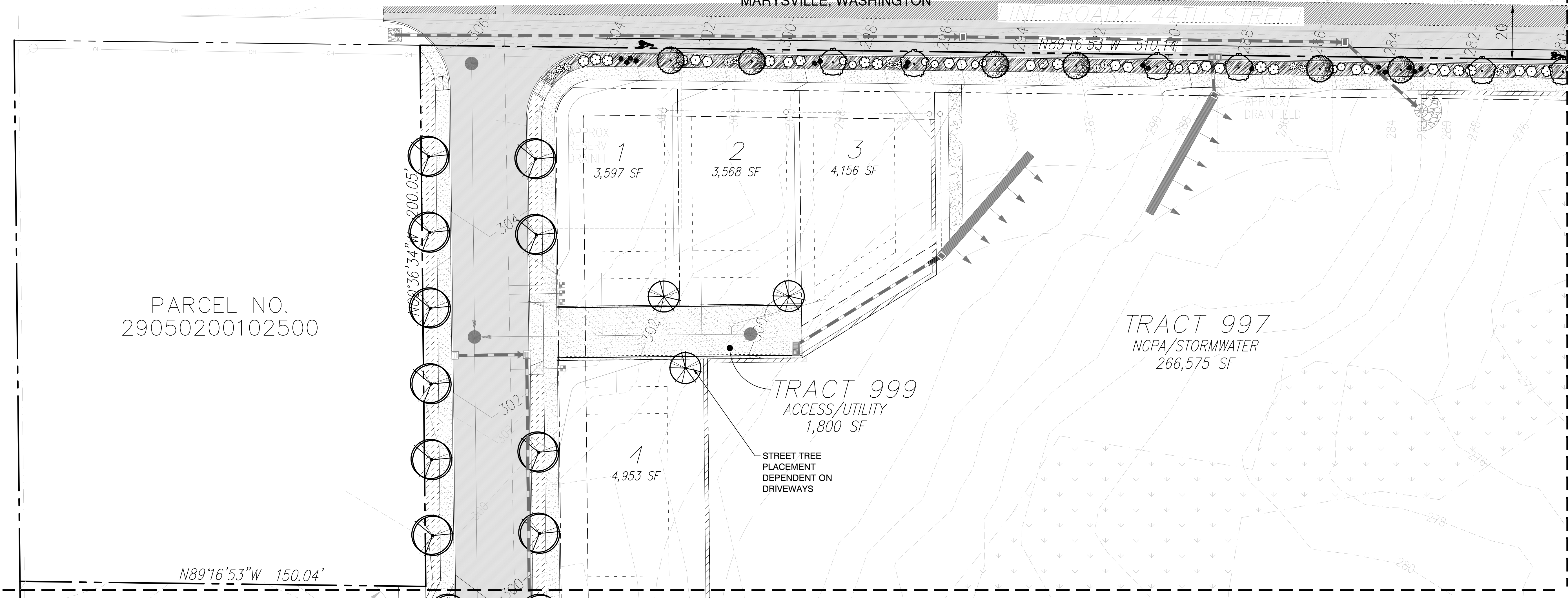
**LANDSCAPE MAINTENANCE PER MMC 22C.120.180**

- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- (3) All landscaped areas must be kept free of debris and weeds.
- (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M.  
MARYSVILLE, WASHINGTON

PA23-005



PARCEL NO.  
29050200102500

MATCHLINE SEE SHEET L-3

TRACT 999  
ACCESS/UTILITY  
1,800 SF

TRACT 997  
NGPA/STORMWATER  
266,575 SF

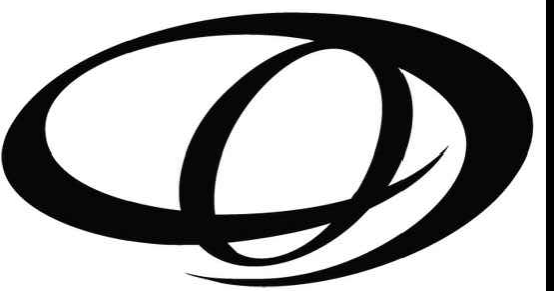
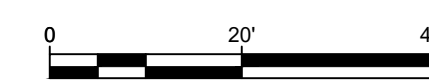
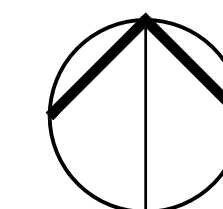
STREET TREE  
PLACEMENT  
DEPENDENT ON  
DRIVEWAYS

MATCHLINE SEE SHEET L-4

PLANT SCHEDULE

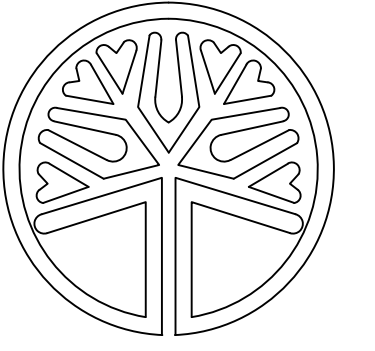
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	8	Acer circinatum	Vine Maple	1.5" Cal.	B&B	SPACING AS SHOWN
	17	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5" Cal.	B&B	30' O.C.
	9	Acer rubrum 'Bowhall'	Bowhall Red Maple	1.5" Cal.	B&B	30' O.C.
	15	Acer rubrum 'Franksred'	Red Sunset® Maple	1.5" Cal.	B&B	30' O.C.
	9	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	1.5" CAL. & 6' MIN. HT.	B&B	30' O.C.
	7	Cornus kousa chinensis	Chinese Dogwood	1.5" CAL. & 6' MIN. HT.	B&B	30' O.C.
	22	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B	30' O.C.
	7	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	1.5" Cal.	B&B	30' O.C.
	39	Zelkova serrata 'Village Green'	Sawleaf Zelkova	1.5" Cal.	B&B	30' O.C.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	3	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6' HT	B&B	SPACING AS SHOWN
	12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' HT	B&B	SPACING AS SHOWN
	16	Thuja plicata 'Excelsa'	Western Red Cedar	6' HT.	B&B	SPACING AS SHOWN

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	36	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot	36" o.c.
	3	Hydrangea paniculata 'SMNHPPH'	Limelight Prime® Panicle Hydrangea	2 gal.	Pot	72" o.c.
	20	Potentilla fruticosa 'White Lady'	Happy Face® White Bush Cinquefoil	2 gal.	Pot	48" o.c.
	42	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot	48" o.c.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	43	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	3	Pinus mugo	Mugo Pine	2 gal.	Pot	48" o.c.
	48	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	48" o.c.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	6	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	2 gal.	Pot	48" o.c.
	40	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	1,001	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	24" o.c.
	123	Erica carnea	Winter Heath	1 gal.	Pot	24" o.c.
	9,317 sf	Turf Hydroseed	Drought Tolerant Sun/Shade Mix	seed		
	12,784 sf	Turf Sod	Sun/Shade Mix	sod		
SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	1,421 sf	Play Chips	Play Chips	---		



**ORIGIN**  
DESIGN GROUP

1031 185TH AVE NE  
SNOHOMISH, WA 98290  
TEL: 425.346.1905



STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
KRYSTAL LOWE  
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	9/8/2023
2	CITY COMMENTS	10/24/2023

**CREEKSIDE**  
**7715 & 7811 40TH ST NE,**  
**7808 44TH ST NE**  
**MARYSVILLE, WA 98270**

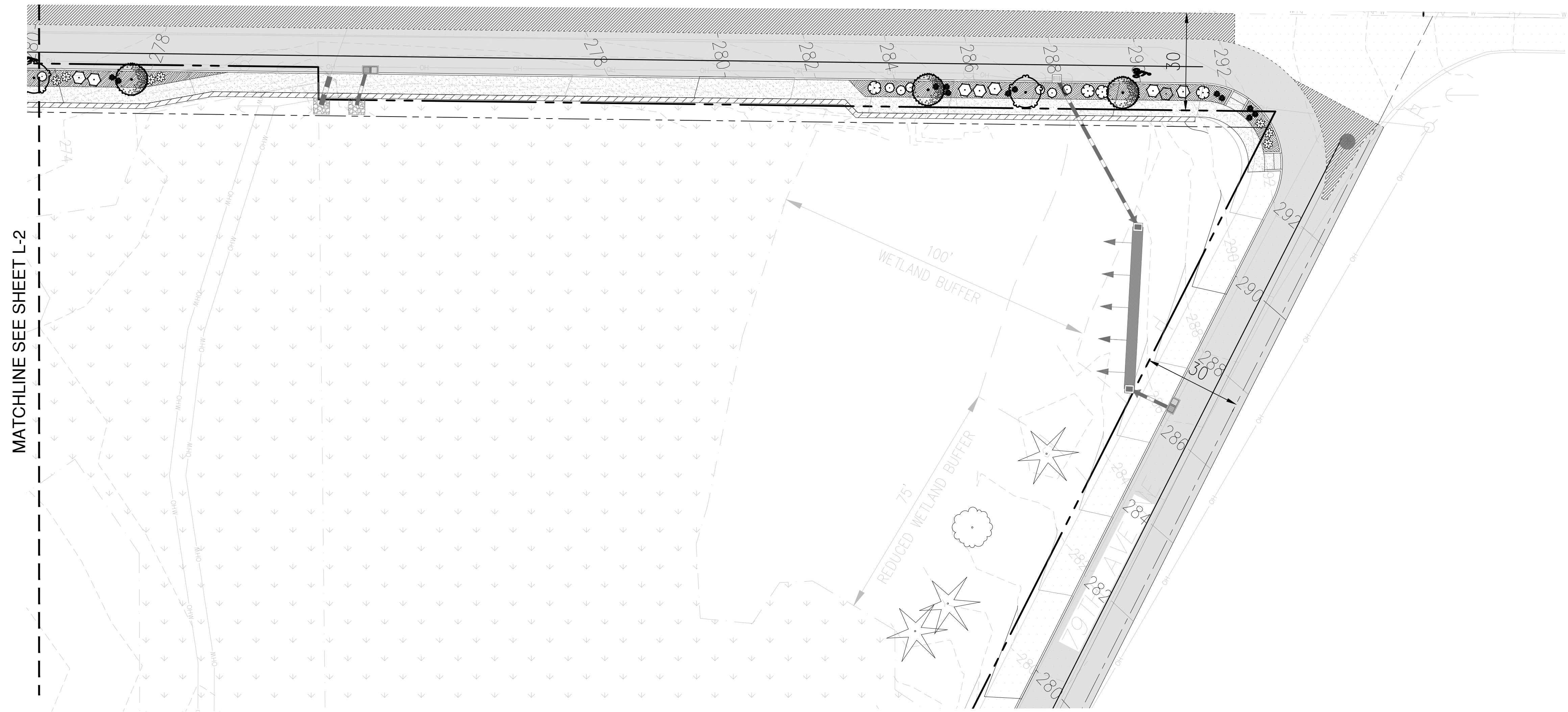
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**LANDSCAPE PLAN**

APPLICANT:  
**HORIZON VIEW HOLDINGS, INC.**  
6443 NE 181ST ST  
KENMORE, WA 98028  
CONTACT: DANIEL WICK  
(206) 551-0499

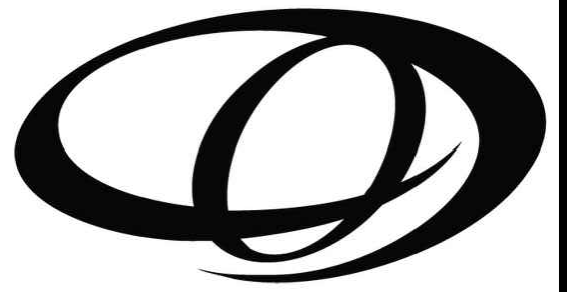
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ODG PROJECT #: 23-469  
DRAWN BY: KL  
CHECKED BY: KL

DATE:  
**MARCH 7, 2023**

SHEET NO:  
**L-2**  
OF 8

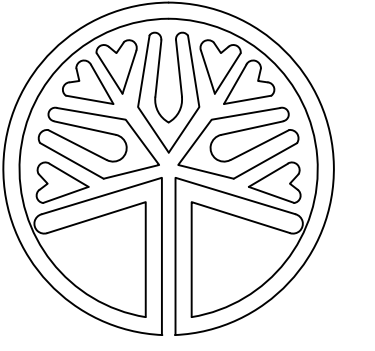


MATCHLINE SEE SHEET L-2



**ORIGIN**  
DESIGN GROUP

1031 185TH AVE NE  
SNOHOMISH, WA 98290  
TEL: 425.346.1905



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
*Krystal Lowe*  
KRYSTAL LOWE  
LICENCE NO. 1206

REVISIONS		
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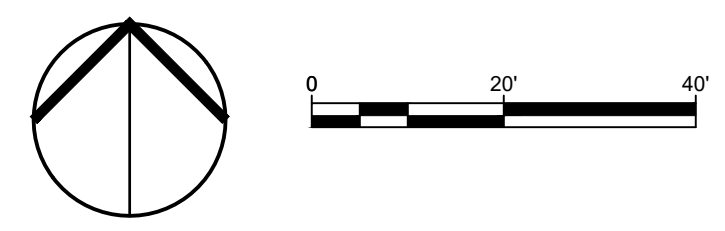
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**LANDSCAPE PLAN**

APPLICANT:  
**HORIZON VIEW HOLDINGS, INC.**  
6443 NE 181ST ST  
KENMORE, WA 98028  
CONTACT: DANIEL WICK  
(206) 551-0499

DRAWING INFORMATION  
ODG PROJECT #: 23-469  
DRAWN BY: KL  
CHECKED BY: KL

DATE:  
**MARCH 7, 2023**

SHEET NO:  
**L-3**  
OF 8





MATCHLINE SEE SHEET L-2

TETHER BALL  
20' DIAMETER  
PAD WITH COMPACTED  
4" OF 1/2" MINUS GRAVEL

TRACT 998  
OPEN SPACE  
1,036 SF

PARCEL NO.  
29050200100400

PLASTIC EDGING  
SPLIT RAIL FENCE

5  
4,294 SF

6  
3,628 SF

7  
3,590 SF

8  
4,237 SF

9  
3,600 SF

10  
4,048 SF

STREET TREE  
PLACEMENT  
DEPENDENT ON  
DRIVEWAYS

11  
3,520 SF

12  
3,520 SF

13  
4,600 SF

TRACT 996  
ACCESS/UTILITY  
2,520 SF

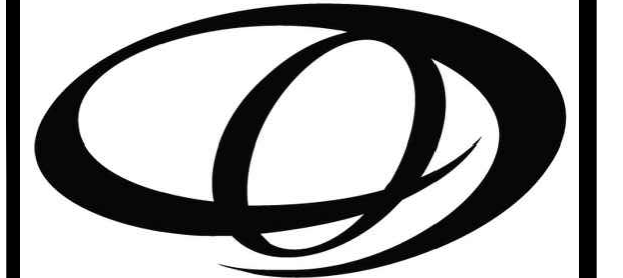
14  
4,243 SF

15  
3,889 SF

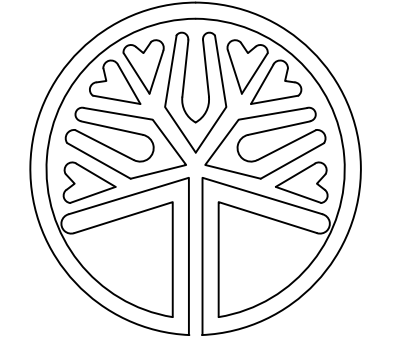
16  
4,155 SF

TRACT 991  
NGPA  
72,971 SF

MATCHLINE SEE SHEET L-5



**ORIGIN**  
DESIGN GROUP  
1031 185TH AVE NE  
SNOHOMISH, WA 98290  
TEL: 425.346.1905



STATE OF  
WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
*Krystal Lowe*  
KRYSTAL LOWE  
LICENCE NO. 1206

#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	9/8/2023
2	CITY COMMENTS	10/24/2023

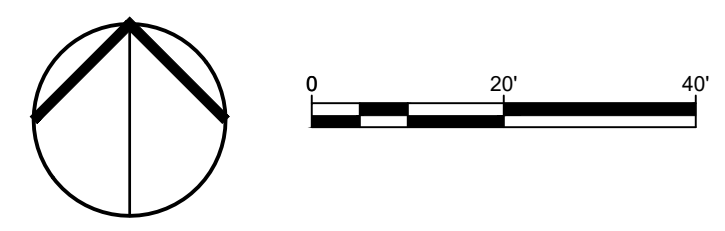
**CREEKSIDE**  
**7715 & 7811 40TH ST NE,**  
**7808 44TH ST NE**  
**MARYSVILLE, WA 98270**

DRAWING TITLE:  
**LANDSCAPE PLAN**  
APPLICANT:  
**HORIZON VIEW HOLDINGS, INC.**  
6443 NE 181ST ST  
KENMORE, WA 98028  
CONTACT: DANIEL WICK  
(206) 551-0499

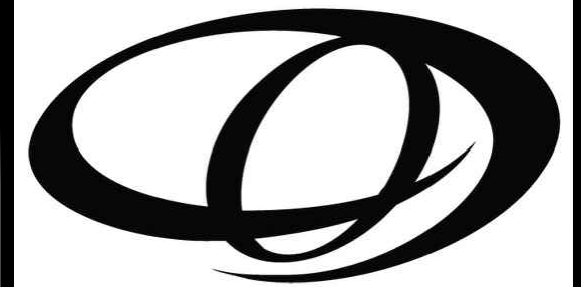
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ODG PROJECT #: 23-469  
DRAWN BY: KL  
CHECKED BY: KL

DATE:  
**MARCH 7, 2023**

SHEET NO:  
**L-4**  
OF 8

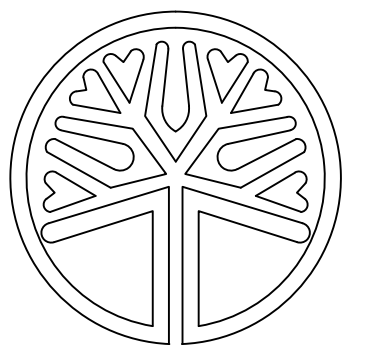






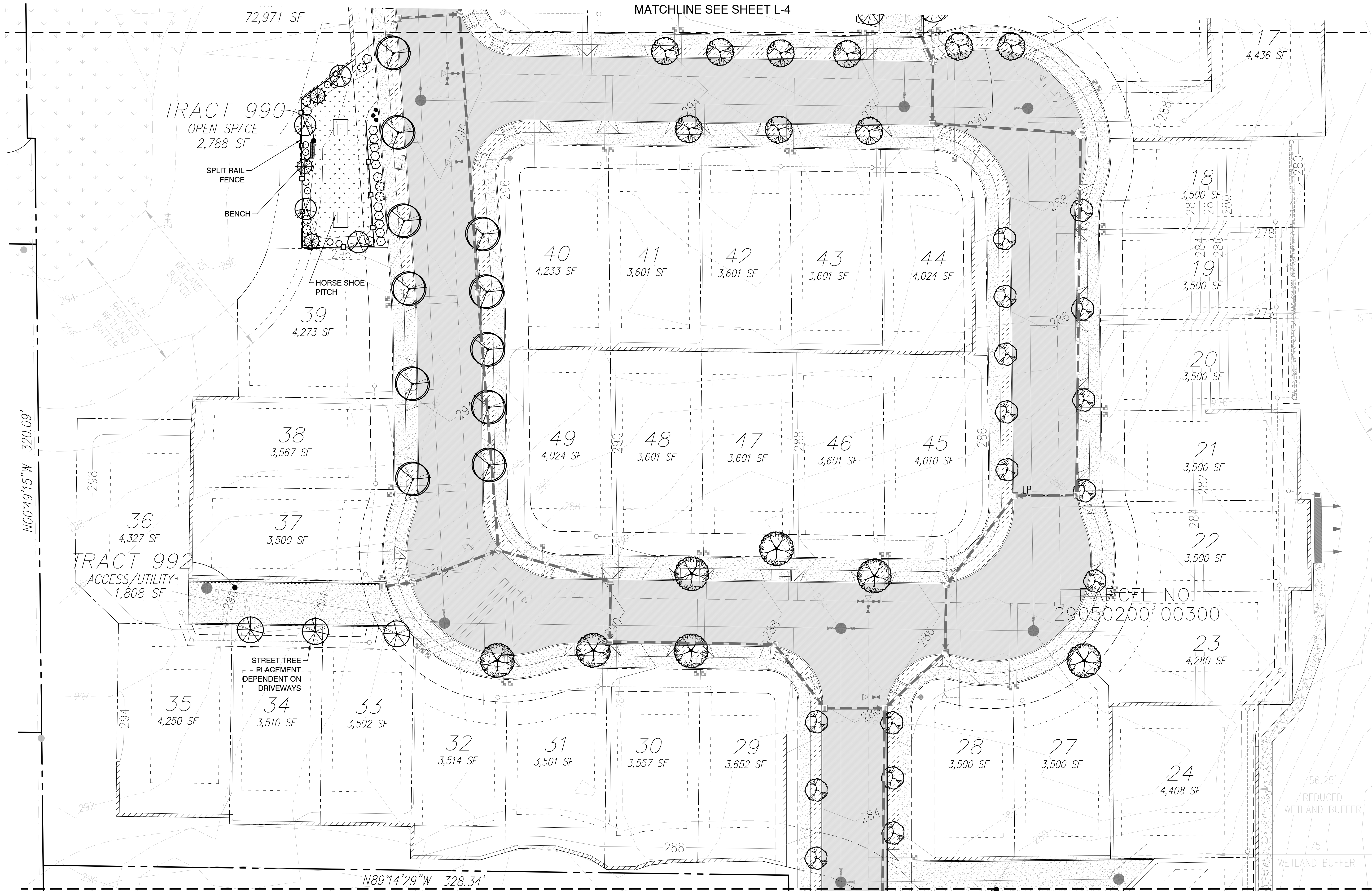
**ORIGIN**  
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STATE OF WASHINGTON  
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REVISIONS		
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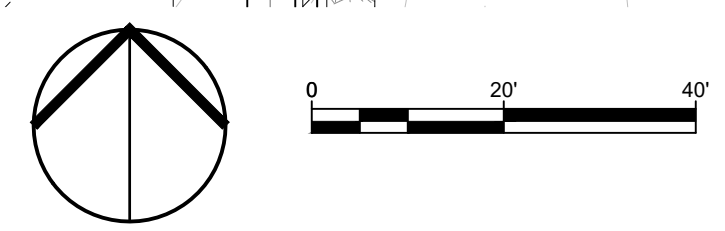
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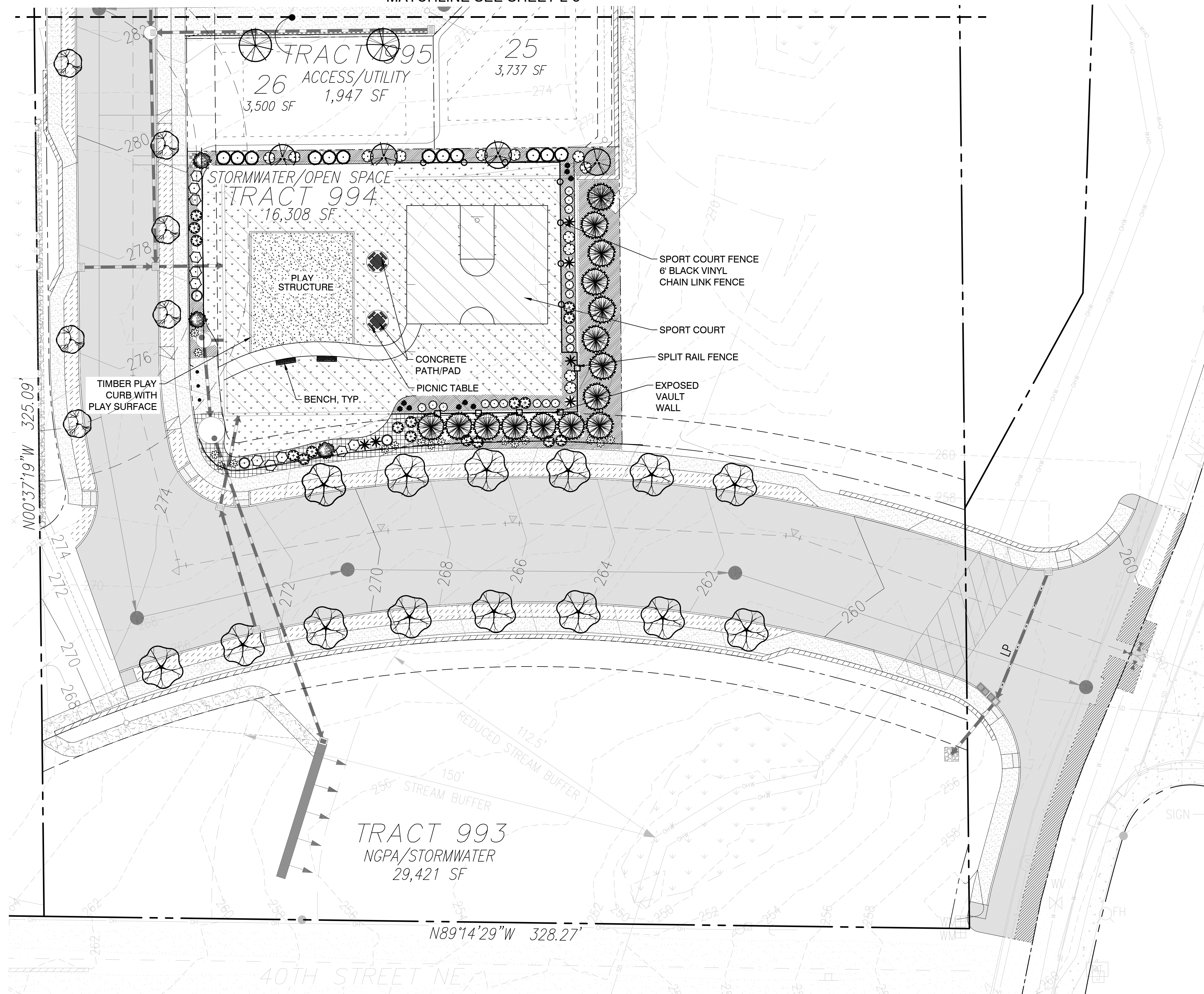
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**MARCH 7, 2023**

SHEET NO:  
**L-5**  
OF 8

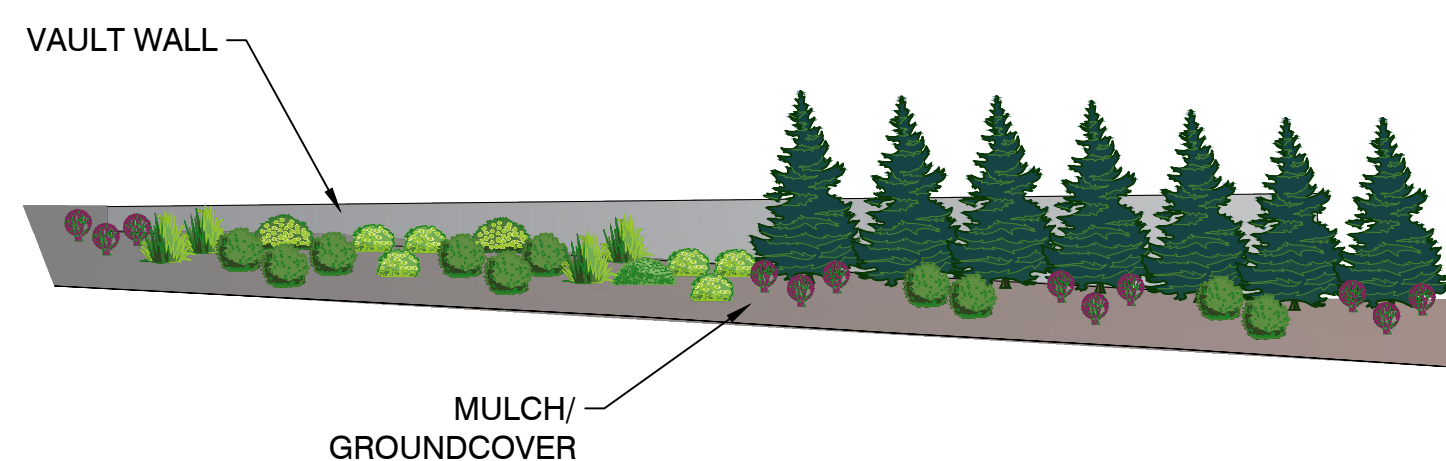




MATCHLINE SEE SHEET L-5



TYPICAL SIDE VIEW OF EXPOSED VAULT WALL



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STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
KRystal LOWE  
LICENCE NO. 1206

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**7808 44TH ST NE**  
**MARYSVILLE, WA 98270**

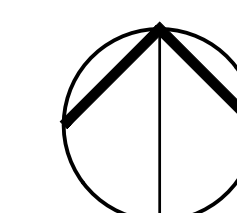
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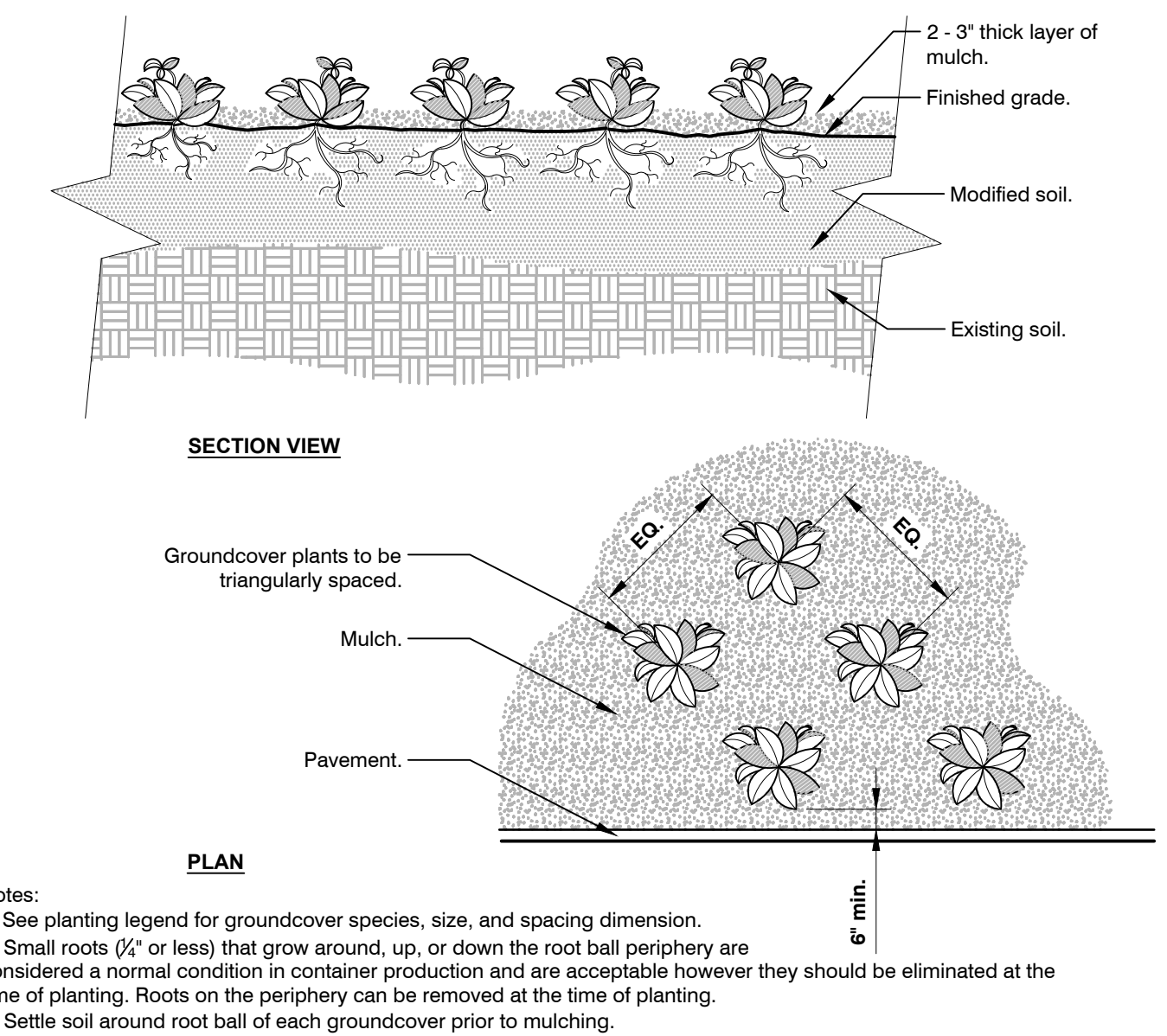
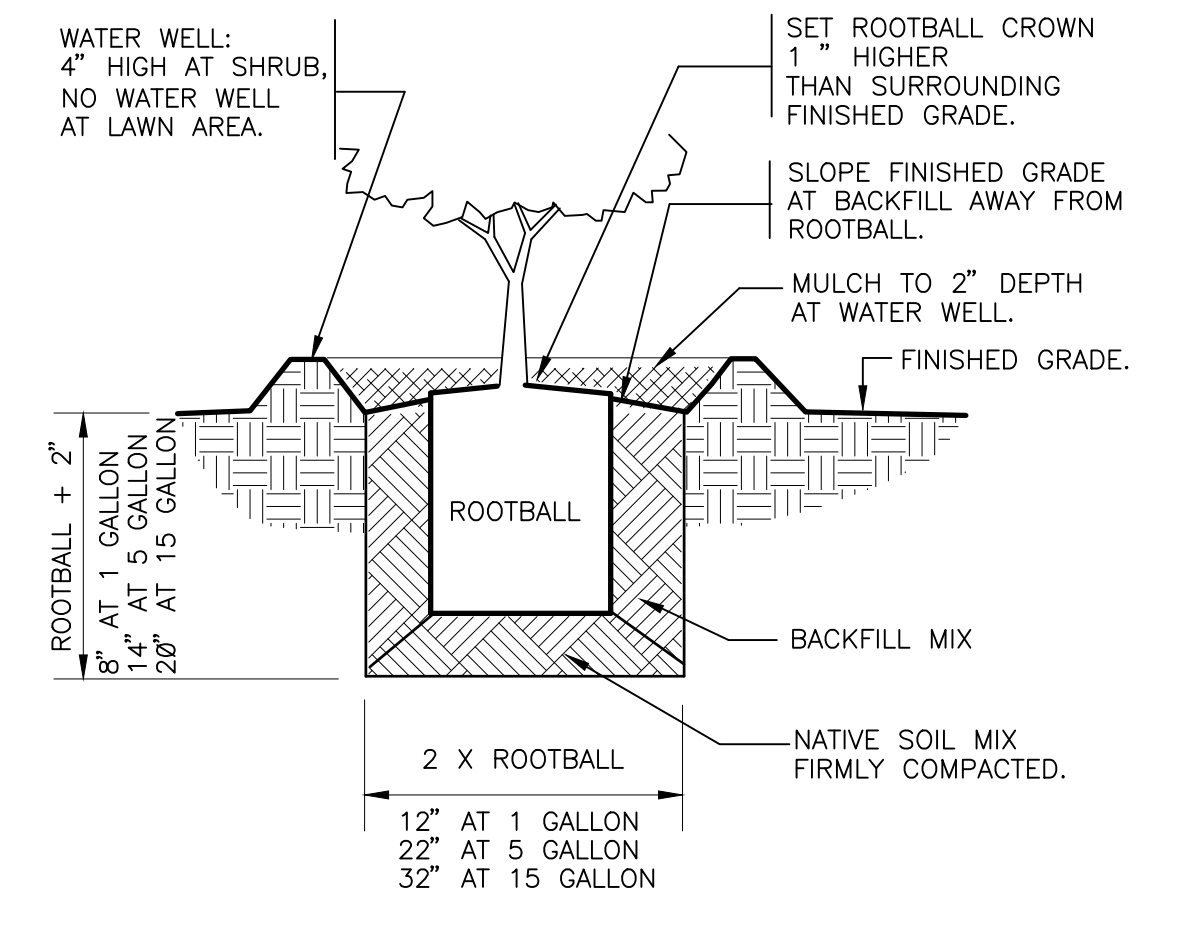
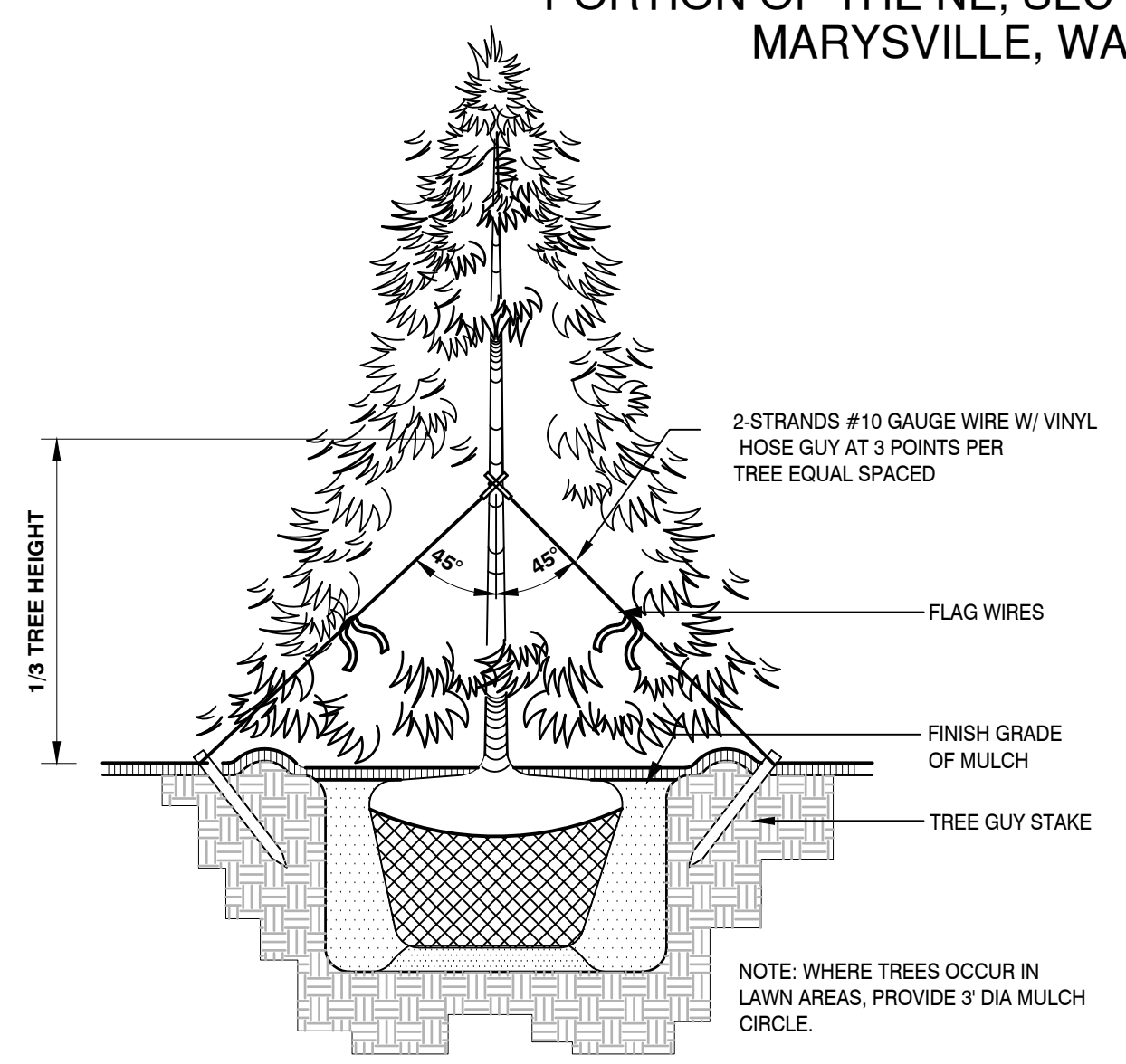
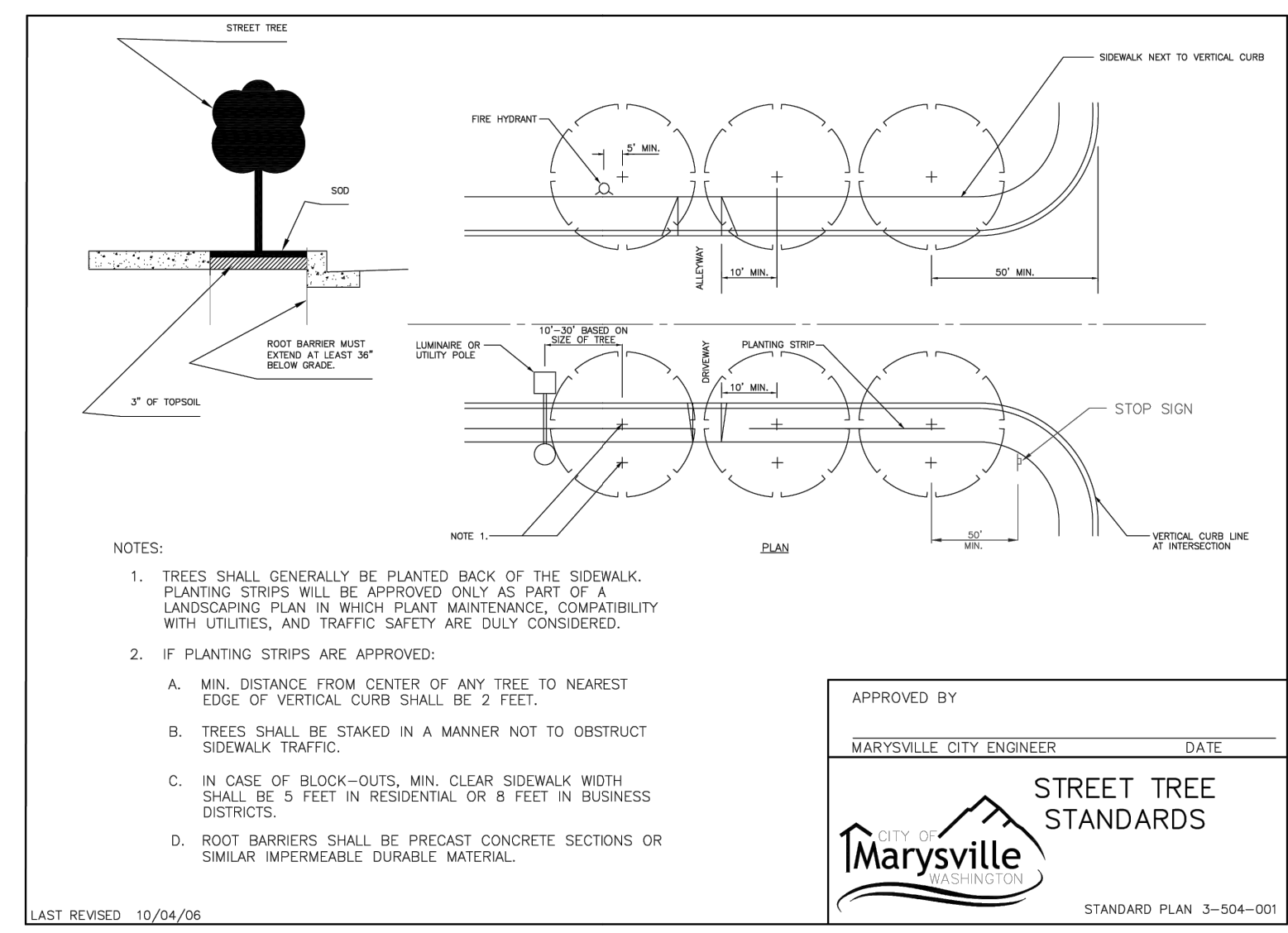
DATE:  
**MARCH 7, 2023**

SHEET NO:  
**L-6**  
OF 8





PORTION OF THE NE, SEC 2, TWN 29 N, RGE 5 E, W.M.  
MARYSVILLE, WASHINGTON



**ORIGIN**  
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STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT

KRYSTAL LOWE  
LICENCE NO. 1206

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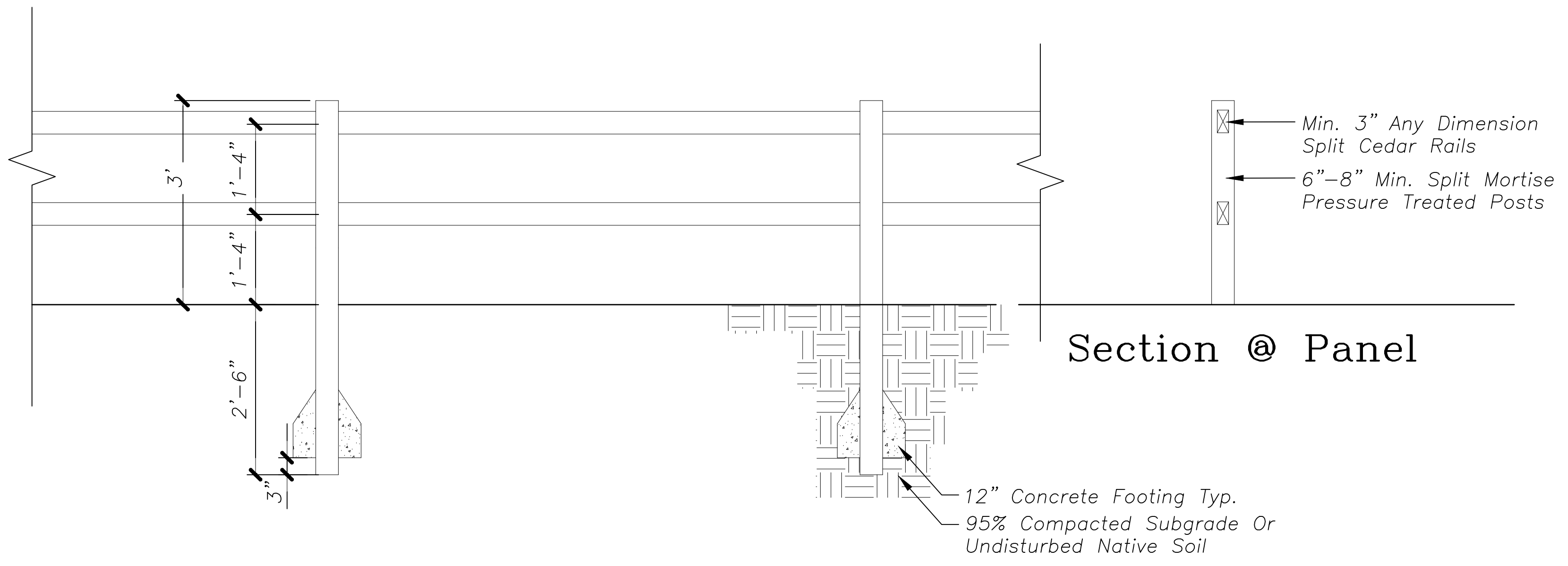
#	DESCRIPTION	DATE
1	SITE PLAN CHANGES	9/8/2023
2	CITY COMMENTS	10/24/2023

**1** STREET TREE STANDARDS 3-504  
329301.04-01

**2** CONIFER TREE PLANTING & GUYING  
1/2" = 1'-0"

**3** SHRUB PLANTING  
1" = 1'-0"

**4** GROUND COVER  
3/4" = 1'-0"



**6** BENCH  
N.T.S.  
129343-01

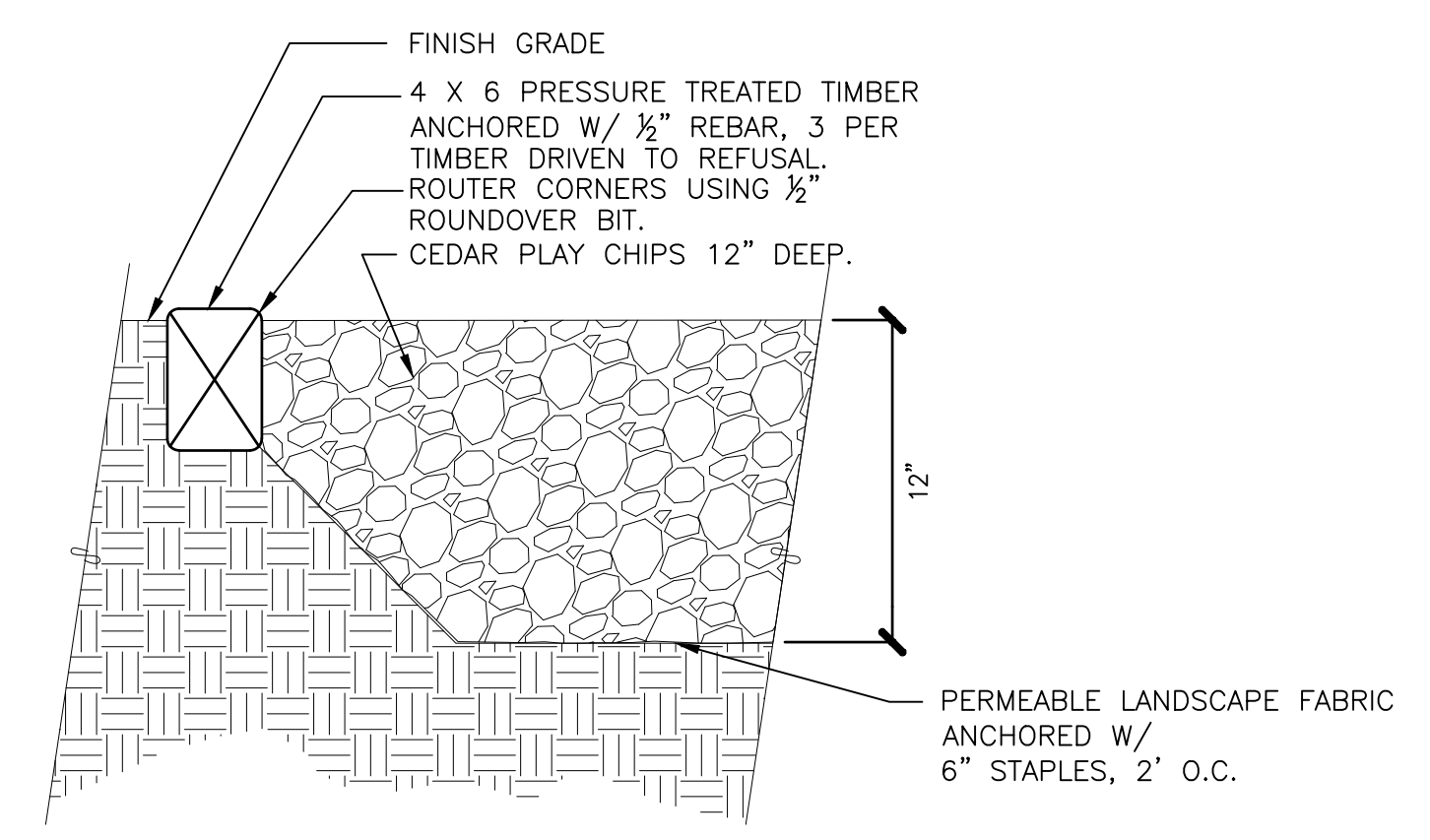
PRODUCT CODE: SE-5165  
INSTALLATION: SURFACE MOUNT  
QUANTITY: 3  
PACIFIC OUTDOOR PRODUCTS  
(425) 432-6000  
OR EQUIVALENT

**5** 3' SPLIT RAIL FENCE  
1" = 1'-0"



**7** PICNIC TABLE  
OR EQUIVALENT

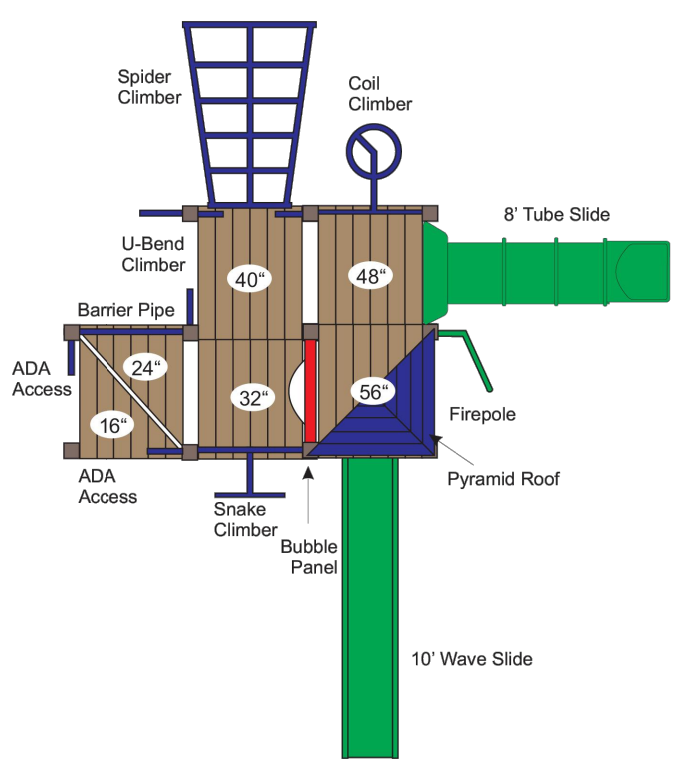
PICNIC TABLE  
PACIFIC OUTDOOR PRODUCTS  
PRODUCT CODE: SE-5335  
QUANTITY: 2  
(425) 432-6000



**8** TOT LOT SURFACING-PLAY CHIPS

PACIFIC OUTDOOR PRODUCTS, INC.

PE-7765  
Area needed: 36' x 36'  
Ages 5 - 12 years  
Capacity 32-40  
Activities 8



**9** PLAY STRUCTURE  
N.T.S. OR EQUIVALENT

CREEKSIDE  
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DRAWING TITLE:  
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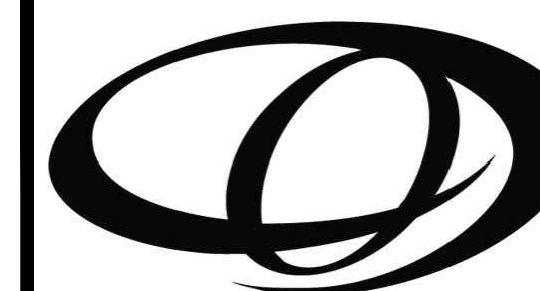
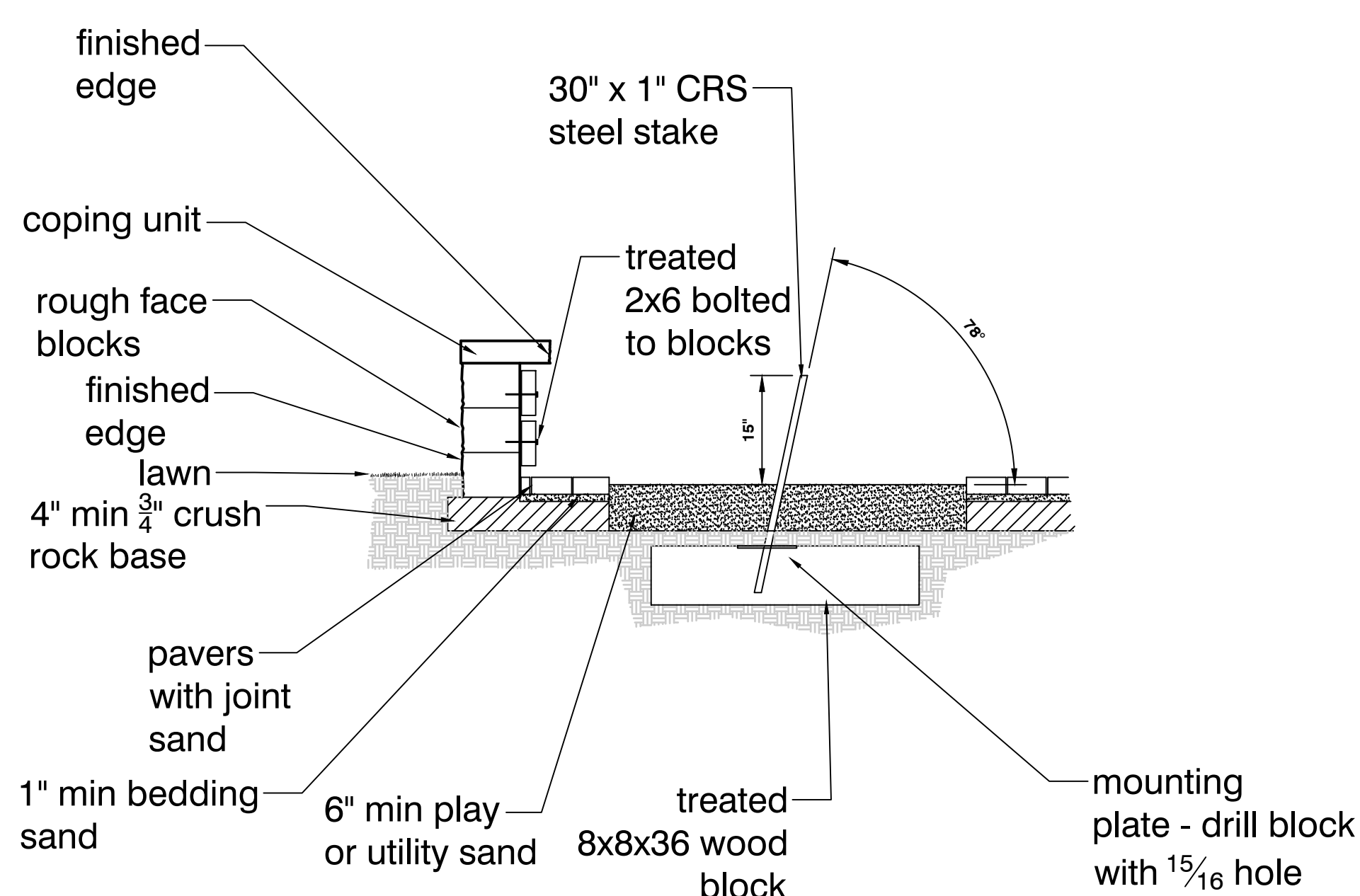
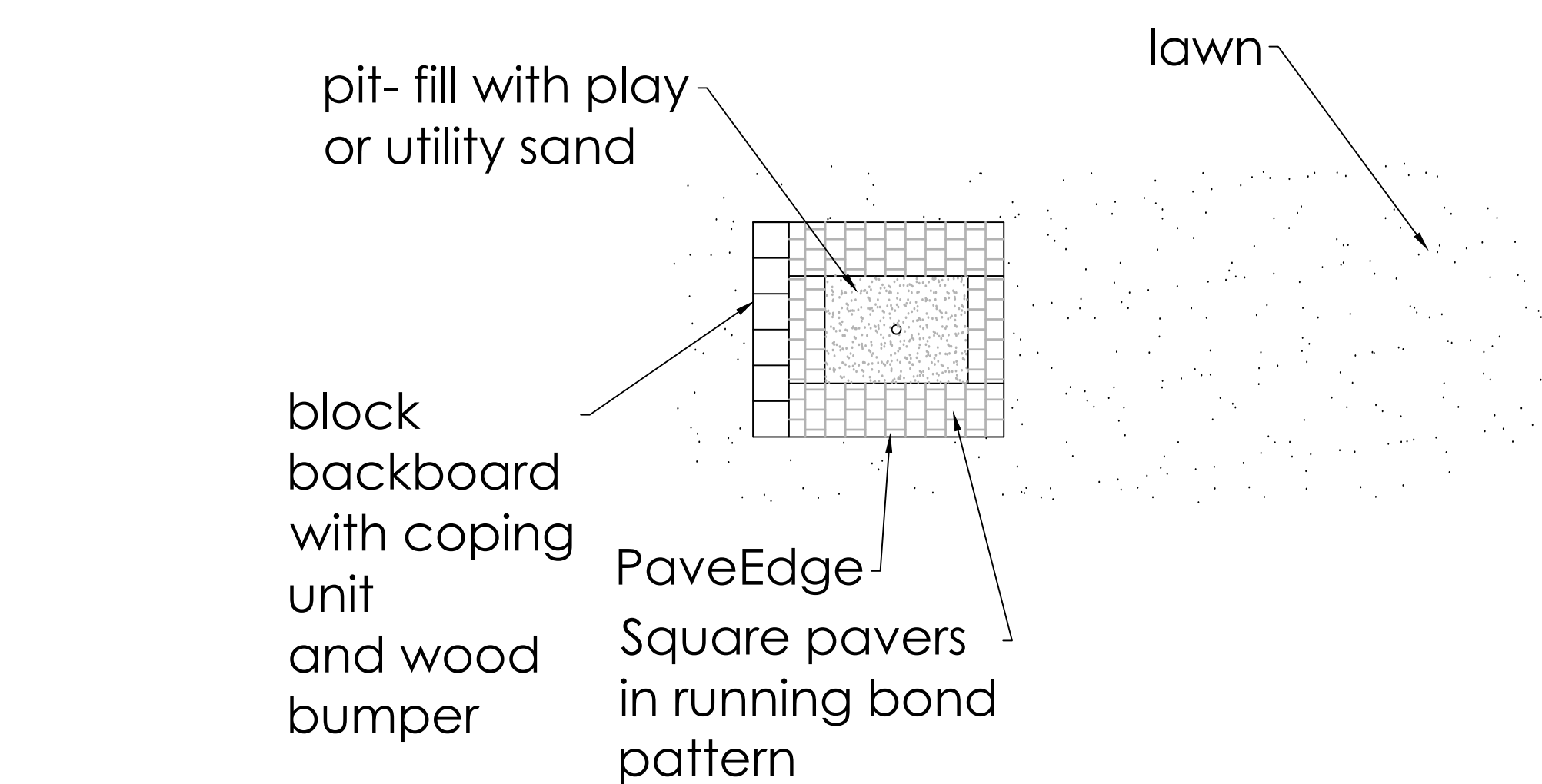
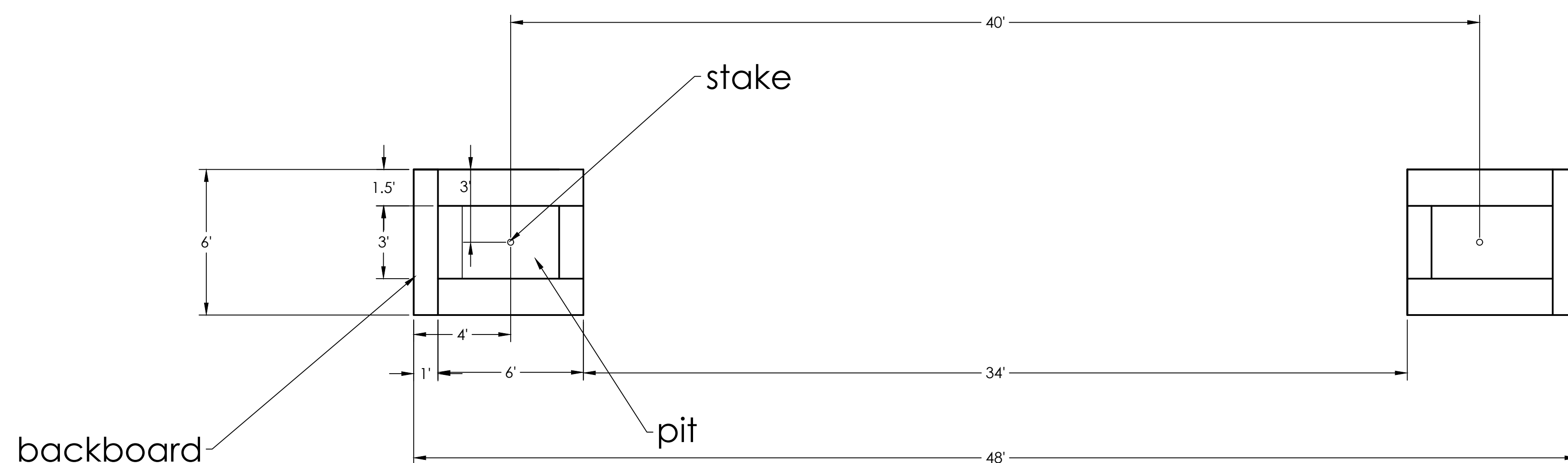
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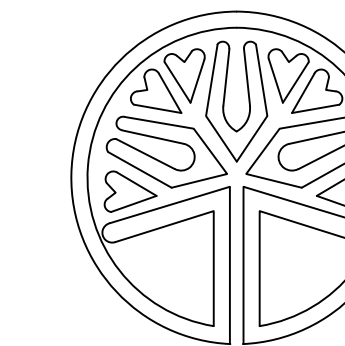
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**L-7**  
OF 8





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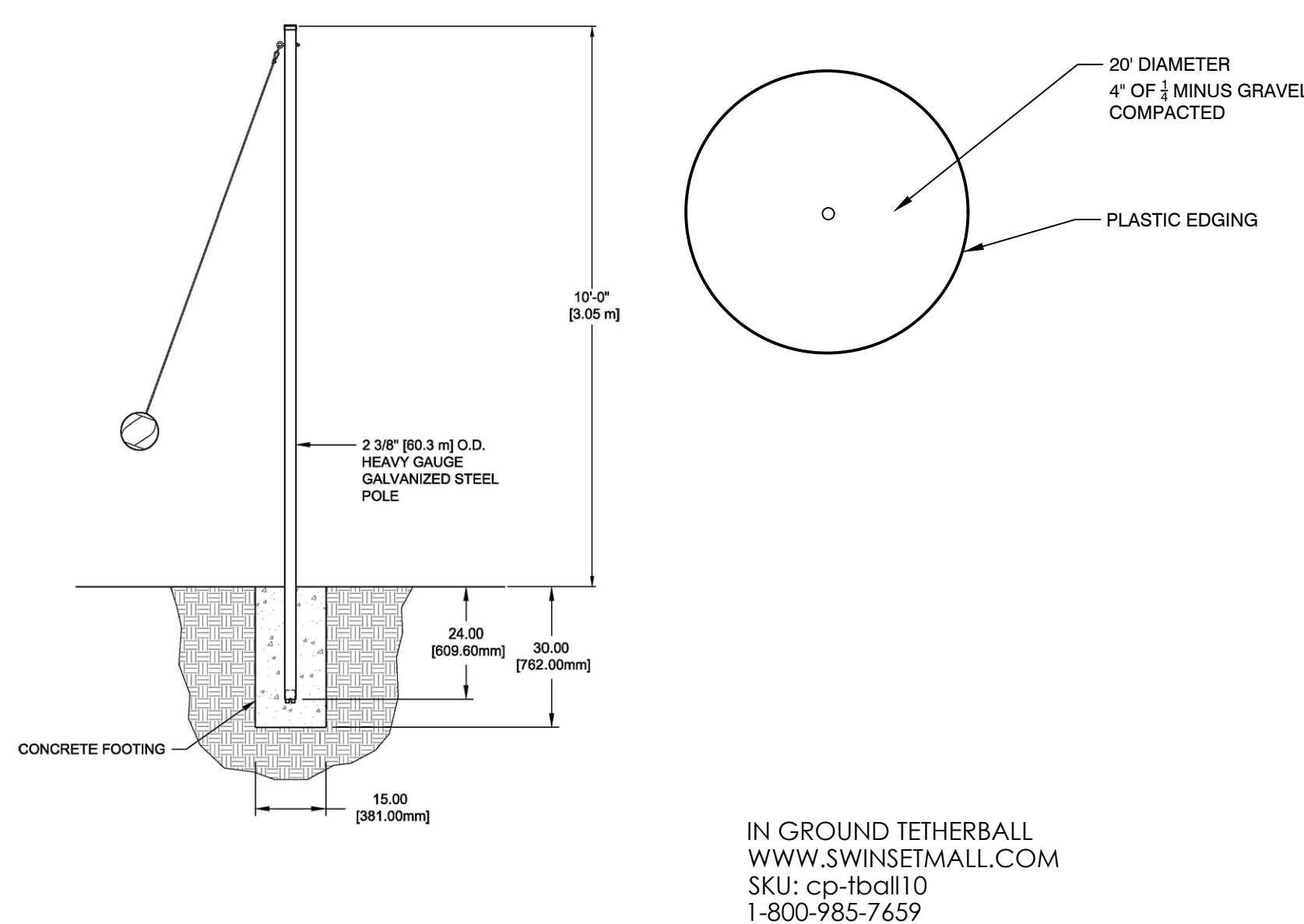


STATE OF  
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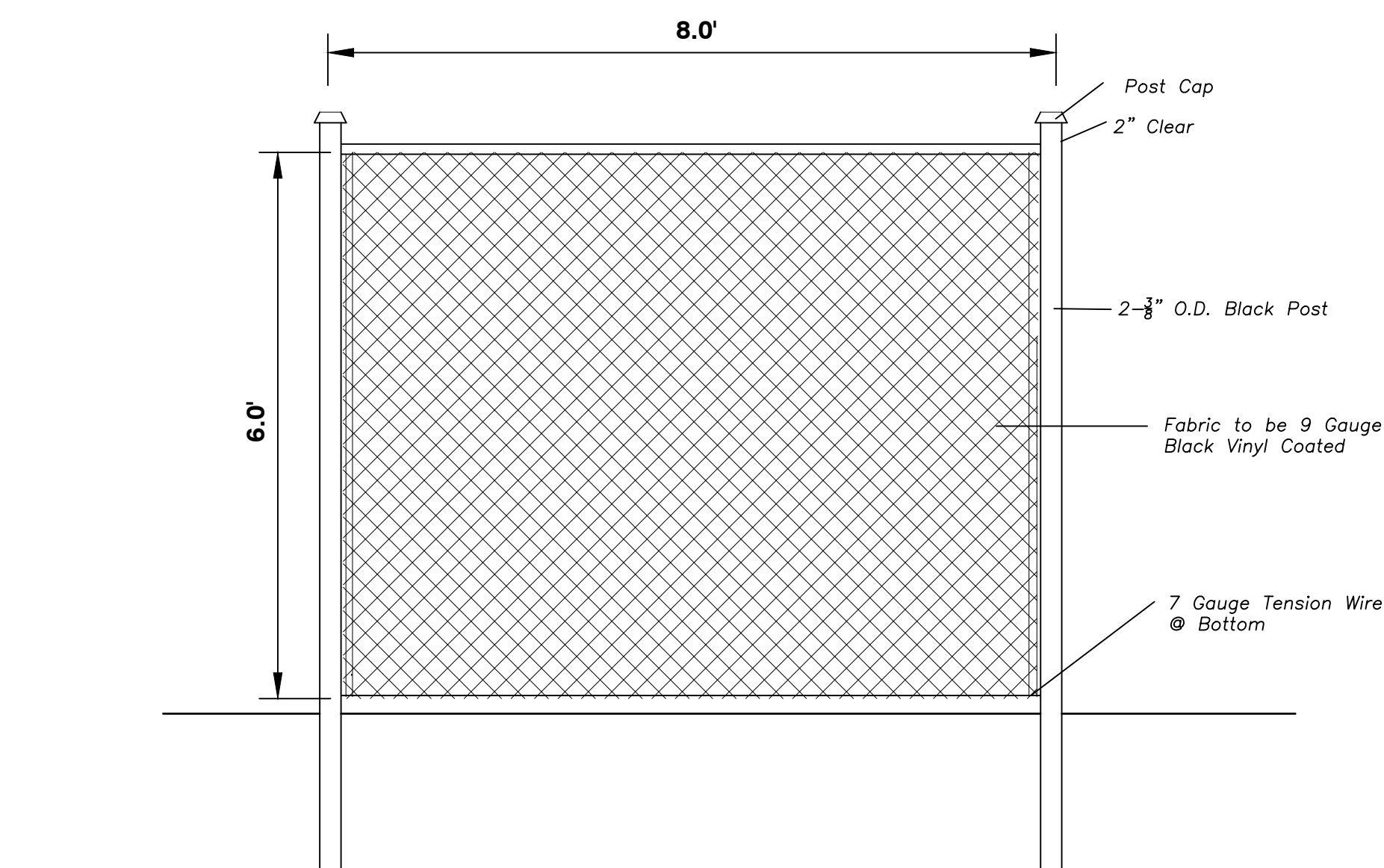
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**1 HORSE SHOE PITCH**  
NTS OR EQUIVALENT



**2 TETHERBALL**  
NTS OR EQUIVALENT



**3 6 FOOT BLACK VINYL CHAIN LINK FENCE**  
NTS 323113-02



WWW.PACIFICOUTDOOR.COM

**4 BASKETBALL POLE & ALUMINUM BOARD**  
NTS OR EQUIVALENT

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**L-8 OF 8**